

El Creston Mutual Domestic Water Consumers Association

December 5, 2019 Board meeting

Approved January 9, 2020

49 Mira Sol Drive, Ojitos Frios Ranches Subdivision

In attendance: Gene Solyntjes, Dennis Ditmanson, Liz Valenzuela, Anna Aragon, Crystal Gallegos
Public: none

1. Meeting called to order at 7:08 pm with a quorum in attendance.
2. Notice of this meeting was emailed and posted.
3. Motion made and seconded to approve the agenda. (Dennis/Anna) Motion passed unanimously.
4. Motion made and seconded to approve the minutes from November 7th. (Dennis/Liz) Motion passed unanimously.
5. Reports
 - a. Treasurer's report attached
 - b. Water System
 - i. Operator's Report – Reports received for September, October and November. All samples negative.
 - ii. Crystal spoke with Christian Hernandez, water quality consultant. He will be meeting with Crystal and Martin to review their home water quality. He asked how many connections are on the main system. Christian told her that the expense to install on the main system could be extremely costly and that if a part went down on the system, it would cause the whole system to shut down. He suggested that it would be cheaper to install individual systems at each home as well as easier to replace parts if a system went down. It would only affect the one property owner. Price range for individual system: \$5,000 to \$20,000.
 - iii. Gene posted Sampling Violation on bulletin board.
 - c. Funding
 - i. Capital Outlay – Gene informed us that funding will be coming for the construction phase. A capital grants check was received for engineer fees (\$44,980.52). Souder Miller will need to submit an invoice for payment.
 - ii. Water Trust Board 2019 – Contract sent, along with signed documents containing Anna's signature as attorney. Approved & signed Nov. minutes will be sent to: Virtue & Najar 2200 Brothers Rd, Santa Fe, NM 87505)
 - iii. Water Trust Board 2020 – We were not ranked in the top tier, but still in their list.
 - d. Water Hauling Report – 8 deliveries in November.
 - e. Membership Report – Dennis has obtained the signed transfer application from Merklinger.
6. Old Business
 - a. Motion made and seconded (Dennis/Anna) to approve the 2020 Rate and Fee Schedule to take effect with the billing for January's usage and water deliveries.

- Dennis will include a copy of the rate and fee schedule increase changes with December billing. Gene will notify water delivery customers of the \$5 increase.
- b. Liability and property insurance – Need estimated values
 - c. Easements – No update or reply from Ms. Martinez. Dennis has confirmed Mira Sol has right-of-way access.
 - d. Proposal to allow people to incorporate start-up costs in monthly bill – Item tabled. Further discussion to include the following concerns/changes: 1) Charge interest rather than providing a no-interest loan, 2) Limitations on number of owners Association can cover installation costs, 3) Penalties/Collections if a property owner relocates and defaults on loan, 4) Term of loan payment (5 years) too long for the amount of loan, consider 18 months to 3 years.
 - e. Status of notifying people of need to place meters on their individual well. All parties have been notified.
7. New Business
 - a. Motion made and seconded (Crystal/Anna) to approve the 2020 Budget.
 - b. Review of Bylaws and Rules and Regulations. – Item tabled.
 8. Public Comment: none
 9. Calendar Review for Upcoming Tasks
 - a. Approval of 4th quarter financial report
 - b. Begin audit process
 - c. Remind customers to send in their meter reading by January 10th.
 10. Action Items:
 - a. Cheryl to e-mail reminders about installing meters.
 - b. Gene will contact Souder Miller to obtain information/invoices from them.
 11. The next meeting will be January 9th.
 12. Meeting adjourned at 8:03 p.m.

Respectfully submitted by Liz Valenzuela for Cheryl Zebrowski, Secretary

EL CRESTON MDWCA

Treasurer's Items for Regular Meeting 12-5-19

- 1) a. **Checking account balance ending 11/30/2019: \$6,081.57**

Deposit: 12-2-19:	\$461.25
Transfer to Savings:	\$500.00
Outstanding checks (5):	\$661.61

Current balance (12-5-19): \$5,381.21

- b. **Savings account balance ending 11/30/2019: \$4,400.92**

Savings Transfer	+500.00
<u>Current balance (12-5-19)</u>	<u>\$ 4,900.92</u>

2. **November Water Deliveries: 8 - Revenues received: \$860.00**
3. **November Truck Expenses: \$86.84**
Gas
4. **Water Connection/Standby Payments (July-December) – Revenues received:**
\$682.50
5. **2019 Assessments: (2 members):**
\$150.00