

**El Creston Mutual Domestic Water Consumers' Association**

Thursday, August 1, 2024, 7:00 pm

Board meeting

Via Video Conference

<https://zoom.us/j/93603021957>

1. Call to order and proof of quorum – Board members Doug, Liz, Gene. Guest Jim Peters.  
7:04 PM
2. Proof of notice of this meeting. – Email & Optic
3. Approval of Agenda – Gene/Liz
4. Approval of meeting minutes from July 11, 2024. – Liz/Gene
5. Reports
  - a. Treasurer's report
    - i. Treasurer's report – File Saved with minutes on One Drive. – Doug/Gene
  - b. Funding
    - i. Capital Outlay Award – No updates
    - ii. Water Trust Board – No updates
  - c. Membership Report – No updates
6. Old Business
  - a. Asset management plan progress – Souder Miller has information. Open meeting resolution is only outstanding.
  - b. Ken King plaque – Postponed. Gene still to schedule.
  - c. Fire hydrant repair – Jefferies Plumbing was on site on 7/23. Fire hydrant leak is not easily reparable due to damage sustained when Hayes did repair after flood. Surface area of hydrant is not flat, so gasket cannot be replaced. Need a replacement for the defective piece. Will need to measure the riser to determine the actual replacement part. Doug will try to look and measure the parts. Will find out if Souder Miller or another supplier has the part.
  - d. Easement Lease – Is extra required for a generator? – May want to ask land owner.
  - e. Billing issue for Anna Aragon tenant. \$1000 in arrears – Received another \$100 payment. Liz will send a collection letter to Amanda (renter) with 30 day notice to turn off water.
7. New Business
  - a. Adoption of the Open Meetings Resolution for 2024. – Doug/Liz. Passed
8. Public comment - None
9. Calendar Review for upcoming tasks
10. Next meeting date: September 5, 2024
11. Adjourn – Gen/Liz 7:29 PM

# AI Generated Summary Board Meeting - August 01

[VIEW RECORDING - 38 mins \(No highlights\)](#)

## **[Fire hydrant repair update @ 18:33](#)**

The group discussed the ongoing issues with a leaking fire hydrant. The initial problem was caused by the original installation, where the concrete poured around the hydrant damaged the gasket. After fixing the gasket, they discovered the bottom third of the hydrant casting was not flat, preventing a proper seal. The plan is to measure the specific dimensions needed and see if a replacement part can be sourced rather than replacing the entire hydrant.

## **[Potential generator installation @ 29:05](#)**

The group discussed whether installing a generator on the property would require any changes to their existing easement agreement. They decided to follow up with the property owner, Dave Gallegos, to get his input on whether that would be an issue.

## **[Delinquent tenant billing @ 30:53](#)**

The group reviewed the status of a delinquent tenant account. They agreed to send a final notice letter giving the tenant 30 days to pay the full balance before shutting off their water service.

## **[Adopting Open Meetings Act resolution @ 33:00](#)**

The group reviewed and approved the annual Open Meetings Act resolution, noting that they need to update their meeting notice templates to include the required disclosure paragraph.

## **[Upcoming meeting schedule @ 36:20](#)**

The group confirmed the date of their next scheduled meeting on September 6th.

## **[Meeting wrap-up @ 37:33](#)**

The group adjourned the meeting at 7:29 PM, with the Secretary noting that they have been dealing with many emergencies and are working to get back to their regular agenda items.

# AI Generated Transcript - Board Meeting - August 01

[VIEW RECORDING - 38 mins \(No highlights\)](#)

[@12:29](#) - Secretary El Creston (elcreston.org)

All right. So we got on 1st. So we got the officials and there's two recordings. There's the AI note taker recording and the officials and recording.

So call the meeting to order at seven, 04 PM on August 1st. Thank you very Proof of notice of the meeting, we did send out the emails and I didn't actually look and see if was in the object, but I know it's not on your website because I verified that.

I think those go. So do we have a motion to approve the agenda?

[@13:26](#) - gene (elcreston.org)

Move to approve.

[@13:29](#) - Elizabeth (elcreston.org)

Second.

[@13:33](#) - Secretary El Creston (elcreston.org)

All favor?

[@13:35](#) - gene (elcreston.org)

Aye.

[@13:36](#) - Secretary El Creston (elcreston.org)

We're approval for minutes, which I did not update the date from July. Approval of the minutes from July 11th.

Anybody got your hands to look at them?

[@13:52](#) - Elizabeth (elcreston.org)

I move approval.

[@13:54](#) - gene (elcreston.org)

Second.

[@13:56](#) - Secretary El Creston (elcreston.org)

Okay.

[@13:58](#) - Elizabeth (elcreston.org)

So, I heard.

[@13:59](#) - gene (elcreston.org)

Okay.

[@14:00](#) - Secretary El Creston (elcreston.org)

heard. Okay. All right, the next item is the Treasury's report and we pull it up here. So share it.

**SCREEN SHARING: Doug started screen sharing - [WATCH](#)**

Nope, can everybody see that?

[@14:20](#) - **gene (elcreston.org)**

There we go. Thanks, Doug.

[@14:23](#) - **Elizabeth (elcreston.org)**

Okay, the checking account balance ending in July 31st was 13,384.89 just for everyone's information. I paid the state of New Mexico gross receipts tax and the water conservation fees on July the 17th.

Oh, yeah. And so the grocery receipts was 1,985 and the water conservation fees was 1326. Yeah, I haven't done it.

anything since it's the first of the month so the the check-in balances the 1338489. The savings account balance in Dean 731 is 39,369.

A breakdown of what's in the loan, the capital, and maintenance reserves available on reserve is 126369. So overall total unreserved cash balance is 14,64858 and our water connection standby payments revenue received was 2771 and just a breakdown of the payment reserves received.

[@15:53](#) - **Secretary El Creston (elcreston.org)**

I'll move that we accept the treasury's report. All right, one of us moved to one of the second instance of.

So back to my screen with the Cheryl there it is. Some reason that the little button that tells me to stop sharing the file, tops over clear over to a third monitoring.

[@16:25](#) - **gene (elcreston.org)**

Thanks again, Liz.

[@16:29](#) - **Secretary El Creston (elcreston.org)**

All right. Next order on the list is a careful all way award.

[@16:35](#) - **Elizabeth (elcreston.org)**

I don't think we have any updates for that, do we? No. And there's no updates for the water source board.

[@16:47](#) - **Secretary El Creston (elcreston.org)**

And I don't have any membership report updates. So next is old business. The first item on the old business is the.

that management plan. I saw that there was a lot of emails going along between Liz and the Sutter Miller.

Do we have anything left in our for us to do?

[@17:12](#) - **Elizabeth (elcreston.org)**

The only thing that needs to be done is the adoption of the open meetings resolution that we can send them a copy but the application has been sent to the state.

[@17:26](#) - **Secretary El Creston (elcreston.org)**

So we have that on the agenda further down so I guess they'll let us know when it's approved. Yeah, we'll get to it when we get down there.

[@17:45](#) - **gene (elcreston.org)**

Okay, all right.

[@17:48](#) - **Secretary El Creston (elcreston.org)**

The Ken King plaque, did we get that? I know that that was, we were talking about doing that in on a July date.

we ever get that piece done or is it still?

[@17:58](#) - **gene (elcreston.org)**

No.

[@18:04](#) - **Secretary El Creston (elcreston.org)**

I mean, we just stick over there and blow it up, and I don't know, we want to have some kind of ceremony.

[@18:10](#) - **gene (elcreston.org)**

Right. can do other circumstances. Yeah. I'm right. did not get accomplished.

[@18:18](#) - **Secretary El Creston (elcreston.org)**

Yeah. understand with all of the, anything else going on. So I'll just leave it in your court to work with us to get it scheduled whenever you know.

All right, next item on the agenda was the fire hydrant repair, and I apologize, Gene, when you called me, I was in California and company meetings.

And so I wasn't able to, I, and then I got home and there was actually a voicemail from Jeffery's plumbing on my home phone and your email on my voicemail, my home phone.

And Jim gave me a little bit of the synopsis of what, what, what happened. but it sounds like they're asking to purchase a new fire hydrant in order to make that all work.

[@19:07](#) - **gene (elcreston.org)**

It gets complex I thought. I've looked at it and I call it sounder miller. It's a three stage situation.

The adjustability of course is the bottom stage which can be all different heights as long as the rod opens it up is the right height.

[@19:27](#) - **Secretary El Creston (elcreston.org)**

Okay. Originally when we had the big flood and the road got wiped out that started leaking.

[@19:40](#) - **gene (elcreston.org)**

Hayes at that time gave in and fixed it and blamed Lloyd for opening it up too fast and the pressure blew the gasket.

So they put a new gasket on and surrounded it with concrete which is the norm because of the tremendous force.

that are required after that water runs all the way down that hill, and hits that tee, and then of course backs up into that fire hydrant.

It leaked again, of course, Lloyd pulled it off, found that when they poured the concrete around it, they had done so in such a way that it tended to tear the gasket, so they saw the gasket was the problem logically.

They pulled it up and realized it's the bottom third casting, that's the problem. The surface area of the bottom third of the fire hydrant doesn't allow a gasket to put adequate pressure on it because it's not flat, and that's why it leaks.

So of course Lloyd's all set to replace the whole danged hydrant, and I called, obviously, Salver Miller, and what we need to do is get down and then

[@21:00](#) - **Secretary El Creston (elcreston.org)**

measure that third height, find out which particular manufacturer makes that fire hydrant, and get a replacement for just that piece.

[@21:11](#) - **gene (elcreston.org)**



I have no ideas to price it. I also realized this was the parting of the ways for me. Without going into my medical issues because we're not going to waste that much time.

I'm not jumping in that ditch. I'm not measuring that and trying to grab my way out there unless there's somebody up there on the top with a ladder so I can get in and get out of there.

[@21:37](#) - **Secretary El Creston (elcreston.org)**

Simple as that. So what do we need to, yeah, so what do we need to actually measure a particular, because I may be able to get in there, but I need to know what I'm looking for.

[@21:47](#) - **gene (elcreston.org)**

Right, right, because once we get that exactly, solder millers may have it, but let's find out what we've really got.

So always do it. And with the other contractors around, there's someone

[@22:00](#) - **Secretary El Creston (elcreston.org)**

may have that piece, so we may not have to special order.

[@22:06](#) - **gene (elcreston.org)**

So they of course can reach out and find that out for us.

[@22:11](#) - **Secretary El Creston (elcreston.org)**

But this is a big switch from where we always thought it was the gasket that was the problem.

[@22:18](#) - **gene (elcreston.org)**

Had we been alert and had Hayes been alert, we would have replaced that under the warranty and of course that's a long time.

[@22:28](#) - Secretary El Creston (elcreston.org)

Yeah, that's a long time. It's too late to deal with. Yeah. So Hayes was the original contractor or with a...

[@22:37](#) - gene (elcreston.org)

Okay.

[@22:40](#) - Secretary El Creston (elcreston.org)

And then Jeffries came out and did some work after there was a flood that happened and it caused some damage and then Jeffries came out and did some work then or...

Correct. Okay.

[@22:52](#) - gene (elcreston.org)

It was major major problem. That was when Darrylle John Corn, you remember him, of course, Liz, was not going to add...

and cost me an outcast of big money, but we ended up really building that road. So Hayes is a pulling contractor.

They built the road and of course it fell apart. So we brought in the contractor who I since passed on and we built that road to those specs as far as it goes and it's been great ever since.

[@23:23](#) - Secretary El Creston (elcreston.org)

don't care what he says, far as I said, whatever it was. Right. So what happened with the flood, the tank, there was something that happened in the tank, the King Lewis or something and the tank ran down the hill or?

No, it's just the bow on the top.

[@23:40](#) - **gene (elcreston.org)**

If you crank that baby open too quick, think of it.

[@23:44](#) - **Secretary El Creston (elcreston.org)**

Think of that elevation, and fast that water is running down that hill.

[@23:49](#) - **gene (elcreston.org)**

It slams into that tee. The tee is well built, so it takes a right or a left. of course, if the valve is open and the fire hydrant.

That pressure's coming right up the fire hydrant and the logic could take it, you have the gas to go.

[@24:07](#) - **Secretary El Creston (elcreston.org)**

So the fire, what the flood was was the fire hydrant.

[@24:10](#) - **gene (elcreston.org)**

blew out around the fire hydrant. Correct.

[@24:14](#) - **Secretary El Creston (elcreston.org)**

Okay. And they were doing some regular maintenance and somebody opened the valve too quickly. okay.

[@24:21](#) - **gene (elcreston.org)**

And now, of course, this time when we're doing the work, Carlos and operators up there operating. Well, there was no reason to open that valve on top because we're in water distribution.

It was the valve at the base of the fire hydrant that was closed. So, I mean, we didn't have to worry about distributing water to anybody.

Instead, we concerned about opening that up slowly. Yeah. And when they first opened it up, it was just great.

light calls me. There's no way I could get down there. I was in hospital at the time. And that's why I told him to call.

I do, of course, the assumption, A-S-S, that you were around.

[@25:05](#) - **Secretary El Creston (elcreston.org)**

Right, right, It was like, we need you to inspect something, but there's this, it was, yeah, they called on Tuesday and I didn't get back home until Friday afternoon.

So, okay, so I will, is the whole ground still there then?

[@25:19](#) - **gene (elcreston.org)**

Oh, yeah, everything's there, and it's wide open so that eventually, of course, they're going to have to take the bolts out of the bottom, use power equipment to pick it up.

Take the bottom third off, replace it with something new, certainly put a new gasket in to make it, think, an even service, put it back in and then test it once again, find out if it's right or not.

But it's going to be a ways down the line, the single thing that makes it good and that I didn't even think about was the fact that we've got about right here.

So everybody's receiving water without a problem whatsoever.

[@25:57](#) - **Secretary El Creston (elcreston.org)**

Right, right, right. Okay. All right, so I will plan on. I'm getting down there. I'm not sure when I have to go to Albuquerque on Saturday.

I hope my daughter moved. may be able to break away tomorrow or maybe Sunday or next week.

[@26:19](#) - **gene (elcreston.org)**

Oh, that's fine. When you can make it, it'll be nice. Just give me a call. I'll grab a ladder and come on down.

And almost certainly, you may not even need to be there, but I'm sorry. We reached a point now that three weeks ago, I couldn't get off the floor.

[@26:37](#) - **Secretary El Creston (elcreston.org)**

Yeah, I don't want you climbing.

[@26:41](#) - **gene (elcreston.org)**

Marvel, let's see. But if we can come away with that data, then I think things will speed up quite a little bit.

The costs have got to go down. As far as that goes, but it's just frustrating the fact that that thing was screwed up to begin with.

And when you're going through the motion, you know, putting it together, I'm assuming they don't arrive assembled. You mean?

[@27:09](#) - **Secretary El Creston (elcreston.org)**

Yeah, I don't know how they...

[@27:11](#) - **gene (elcreston.org)**

And it'll be interesting just to look at it and realize what a dissimilar surface was. And I talked a lot about it.

Can we run that piece as it exists down to some school and die for an Albuquerque and get it faced off?

[@27:28](#) - **Secretary El Creston (elcreston.org)**

machine, yeah.

[@27:29](#) - **gene (elcreston.org)**

And they there's no way. First of all, you get all those holes cast in there for the balls. And you want it done right.

So my attempt to save us some money on years that couldn't buy into it. But maybe Sodermillier has some answers also, but almost these contractors have enough of these things around that if we can get...

something of the correct length and fit their right so that we can actually open that thing up again. I talked to Daniel already.

Daniel tends you. And I said, when we open that up Daniel, with the addition of the pump up north, notice the tops of the top of the fire hydrants are painted different colors.

The ones that can take maximum pressure for our fire are painted green. We've got several yellows north of us because they were tested before that pump station was added, so that almost certainly when this one is done, fire departments are going to be coming back here and testing all these fire hydrants again.

And I did them as to what kind of pressures they can take in the case of a major fire.

[@28:56](#) - **Secretary El Creston (elcreston.org)**

Right, right. Okay. All right, any Any other conversation on that issue? Okay, next one on the thing we had an ongoing discussion about whether we needed to, if we do put a generator on the property, if we, if we need to do.

If we do decide that we can put a generator on, which I think is one of things we're looking at with this other other grant, whether that's something that we need to add to their easement or not.

If they would, if they having another, you know, piece of equipment there would be an issue.

[@29:54](#) - **gene (elcreston.org)**

So, sure.

[@29:55](#) - **Secretary El Creston (elcreston.org)**

Anyway, so we'll just table that one for until we can get a hold of Anna on that.

[@30:00](#) - **gene (elcreston.org)**

How about getting hold of Dave Gallegos, the Lisa?

[@30:07](#) - **Secretary El Creston (elcreston.org)**

Stass them.

[@30:08](#) - **gene (elcreston.org)**

So that, well, I mean, just that. So we can give us an indication that that's not a problem or that may be a problem.

[@30:15](#) - **Secretary El Creston (elcreston.org)**

Yeah. That's true. Talk to him. That's the property.

[@30:18](#) - **gene (elcreston.org)**

Yep.

[@30:20](#) - **jim (elcreston.org)**

Well, you should, you should have a copy at least some place in your records.

[@30:23](#) - **Secretary El Creston (elcreston.org)**

I have the copy the lease. It's just, it's not clear to me whether it, what, what it covers just from the, the way.

[@30:34](#) - **jim (elcreston.org)**

So you have a name big E was please.

[@30:37](#) - **gene (elcreston.org)**

Yeah.

[@30:38](#) - **Secretary El Creston (elcreston.org)**

At least from, at least from my, my non, you know, legal line.

[@30:43](#) - **gene (elcreston.org)**

It's going to have. Got it.

[@30:46](#) - **Secretary El Creston (elcreston.org)**

Okay. So anyway, we'll, we'll go on that. The next one. Old business. Item six. There was a billing issue with an everyone's tenant tenant.

Did we ever get that? Do we. or get that brought up. Liz, did we get that to go?



[@31:04](#) - Elizabeth (elcreston.org)

We received another \$100 payment, but I was, and I didn't send a letter, collection letter to the renter, but I will do so just by Monday of next week.

And I'm sending it to Amanda, the renter, and the board had wanted me to indicate that we were going to be turning off the water.

[@31:30](#) - Secretary El Creston (elcreston.org)

Yeah. Yeah, give her, you know, whenever you send the letter, give her 30 days to the full payment, then we'll turn it off so I think we can justify that.

[@31:41](#) - Elizabeth (elcreston.org)

Okay. Did you get the letter out to Betty Thompson?

[@31:53](#) - Secretary El Creston (elcreston.org)

No, I didn't. I had that all, I had it queued up to do, and then I got, when I'm sitting on the computer, I'm working on

And when I get done, I don't want to sit in front of the computer and they forget to get on and check on stuff like that.

And so I've got it. I've got to put it put a tickler again on my calendar to work on that when I'm sitting there some morning before I get on work.

So I'm thinking the because it's been so long that we can that that I don't know that we need to build her for backstand by payments because we've left your handing for hanging for some several months.

But I'll figure out how to do that. We'll figure out what I'll come up with something mathematical because she's not using any water anyway so.

[@32:40](#) - Elizabeth (elcreston.org)

Okay. That way I can go in and make the adjustments and to a new building.

[@32:48](#) - Secretary El Creston (elcreston.org)

Right. So item seven. That's all the old business. The next is the new business and that is to look at the open meeting.

**SCREEN SHARING: Doug started screen sharing - [WATCH](#)**

or to adopt the Open Meetings Act, prove the Open Meeting Act resolution for this year. So I have it up on the screen here.

I did notice something in here that I was not aware of and we've been doing wrong. And I don't know if it's new on this particular one or if we just haven't been doing it, but I noticed there's this paragraph here that we're supposed to put in all the meeting announcements that I haven't been putting in all the meeting announcements.

And so I will go ahead and modify the meeting notices to make sure that that paragraph is in there.

That's never been in there, and I've never noticed before that we were supposed to be doing that.

[@33:45](#) - gene (elcreston.org)

So, uh-huh.

[@33:48](#) - Elizabeth (elcreston.org)

I think it changed too because we're not meeting, we're having Zoom meetings still.

[@33:57](#) - Secretary El Creston (elcreston.org)

Right. Yeah, so because we're doing online, it's not, but I'll go ahead and add it in. It doesn't, it doesn't, it doesn't take anything.

just have to update the, the template that I'm using for the meeting notices, so I'll just make sure they could stuck in there just just so that we cover it.

But any other, this is the same basic, I don't think there's anything really, I just noticed that and that may have been in there every time we never paid attention to it, but any other discussion or anything else?

[@34:34](#) - **Elizabeth (elcreston.org)**

No, we'll need to be signed. I don't know if, if who's going to ask as president.

[@34:46](#) - **Secretary El Creston (elcreston.org)**

I can sign it and we may have to get a track Conrad down to get him to sign as president, but because I can't sign for both, you know, and if we can't get a hold of we may have to have Matt sign it.

[@35:00](#) - **Elizabeth (elcreston.org)**

Let's see if we can get him to do it, so. OK.

[@35:03](#) - **Secretary El Creston (elcreston.org)**

It might be easier to get a hold of that. I don't know. Yeah.

[@35:10](#) - **Elizabeth (elcreston.org)**

But I just need to send it to a sutter miller.

[@35:15](#) - **Secretary El Creston (elcreston.org)**

Yeah. So I will move that we approve this resolution, which is, I think, it's another 2020, 2005 for the open meeting resolution.

[@35:32](#) - **gene (elcreston.org)**

I should.

[@35:33](#) - **Secretary El Creston (elcreston.org)**

you. All right, all in favor.

[@35:37](#) - **gene (elcreston.org)**

Aye.

[@35:38](#) - **Secretary El Creston (elcreston.org)**

OK. All right. So I have that there. I'll make sure. So I'll go ahead and print it out and sign it and then send me the science copy from my side and those you can figure out who else to get done and get the sutter miller.

[@35:56](#) - **Elizabeth (elcreston.org)**

OK, thanks.

[@35:58](#) - **Secretary El Creston (elcreston.org)**

All right. Any, any other new business, anything else we need to talk about? Board agenda that we missed. All right.

We've got public comment. Is our next item on the agenda.

[@36:13](#) - **jim (elcreston.org)**

Jim, do you have anything to add? I'm fine.

[@36:19](#) - **Secretary El Creston (elcreston.org)**

All right. Our next meeting, even though the agenda was wrong, our next meeting has to be looked at calendar again.

It's 6th, so that's good. Yes, okay. When I updated the agenda, I didn't update all of the dates on it.

But I fixed that in a minute. So when I updated the agenda, was, I was, I get a little calendar thing to send out the notice, or I have to put the agenda up on the website.

So I did that and I'm going back to what I was working on. We've had so many emergencies that we're trying.

New manager and he's trying to get us out of the, out of the basically spending all this time handling emergencies and actually doing what we're supposed to be doing that's going to take a while.

me and mom having to travel, I have to go no. All right. So do we have a motion to adjourn?

[@37:35](#) - **gene (elcreston.org)**

We'll do adjourn.

[@37:37](#) - **Elizabeth (elcreston.org)**

Second.

[@37:39](#) - **Secretary El Creston (elcreston.org)**

All right. We'll adjourn at looks like 7 29 p.m.

[@37:43](#) - **gene (elcreston.org)**

So nice short meeting tonight.

[@37:46](#) - Elizabeth (elcreston.org)

All right.

[@37:48](#) - Secretary El Creston (elcreston.org)

Thanks to all