

El Creston Mutual Domestic Water Consumers' Association

Thursday, January 2, 2025, 7:00 pm

Board meeting

Via Video Conference

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

1. *Call to order and proof of quorum – 7:04 PM (Board members: Matt, Doug, Liz, Gene
Guests: Jim Peters, Steva Maley)*
2. *Proof of notice of this meeting – Emails - Board*
3. *Approval of Agenda – Liz/Gene*
4. *Approval of meeting minutes from December 5, 2024. – Doug/Matt*
5. *Reports*
 - a. *Treasurer's report (Report filed with minutes on One Drive)*
 - i. *Treasurer's report – Doug/Gene*
 - b. *Funding*
 - i. *Capital Outlay Award – No updates*
 - ii. *Water Trust Board – No update*
 - c. *Membership Report – No updates*
6. *Old Business*
 - a. *Asset management plan progress – DFA has approved funding. Need to adopt resolution and submit contract by March 12, 2025.*
 - b. *Fire hydrant repair – Need to find the correct part (47" pipe). – Liz reached out to vendors recommended by SMA. Still waiting for quotes and some responses. Should have cost details by February meeting.*
 - c. *Pump Station repair – Parts not available until January 14.*
 - d. *Investigation into propane backup generator. – Matt will start looking at options.*
7. *New Business*
 - a. *2025 Budget – Jim Peters – Documents filed with minutes on One Drive*
 - b. *2025 Board Resolutions*
 - i. *2025-01 – 2025 Budget – Liz/Gene - approved*
 - ii. *2025-02 – Asset Management Plan – Matt/Gene - approved*
 - iii. *2025-03 – Open Meetings Act – Doug/Gene - approved*
 - c. *Water Leak – Breedlove property - Bryan Schliesman (renter). Asked to make an adjustment. Rules allow for an adjustment for leak and one was already granted for a previous leak. Liz requested a 50% adjustment for 2nd leak. There will be no adjustment for a 3rd leak.*

- d. Pump station repair, Macklins have had no water since December. Agreed to waive December minimum billing.*
- 8. Public comment*
 - a. Jim reminded board that reserves will need to be adjusted once AMP is created*
 - b. Jim congratulated Matt. (5054540025)*
- 9. Calendar Review for upcoming tasks*
 - a. Pump and hydrant repair*
 - b. Generator research.*
- 10. Next meeting date: February 6, 2025*
- 11. Adjourn – Doug/Gene*

AI Generated Summary

Board Meeting - January 02

[VIEW RECORDING - 59 mins \(No highlights\)](#)

[Introductions and meeting setup @ 0:00](#)

The meeting began with participants introducing themselves and discussing the meeting setup, including the room temperature, recording, and agenda.

[Book inventory and donation plans @ 3:48](#)

Gene discussed a large inventory of over 500 books from 1484 to 2001 that he has been cataloging. He plans to keep some of the more distinctive books and donate the rest to a college with a bookbinding program, potentially having the college cover the transportation costs.

[Personal health updates @ 7:23](#)

Gene and Jim shared updates on their personal health issues, including skin tags, eye surgery needs, and hip replacement plans. They discussed the challenges of aging and managing various medical conditions.

[2025 Budget review and approval @ 29:36](#)

Jim presented the proposed 2025 budget, reviewing variances from the 2024 actuals and explaining the rationale behind the 2025 projections. The board discussed and approved the 2025 budget resolution.

[Asset Management Plan resolution @ 46:03](#)

The board reviewed and approved a resolution related to the Asset Management Plan required by the state, designating the board as the steering committee.

[Water leak adjustment @ 50:31](#)

The board discussed a water leak at a rental property and approved a 50% adjustment to the customer's bill, per the association's policies.

[Closing and next steps @ 56:13](#)

The meeting concluded with a reminder to revisit the reserve policies once the Asset Management Plan is complete, as well as positive feedback for the acting president's handling of the meeting.

AI Generated Transcript

Board Meeting - January 02

[@14:06](#) - iPhone (elcreston.org)

Okay. So do we have a proof of quorum?

[@14:12](#) - Secretary El Creston (elcreston.org)

Yeah, I think we do.

[@14:13](#) - iPhone (elcreston.org)

We've got And then should we have a call to order?

[@14:28](#) - Secretary El Creston (elcreston.org)

Go ahead.

[@14:30](#) - iPhone (elcreston.org)

No, let's call this meeting to order.

[@14:33](#) - gene (elcreston.org)

And gone boss.

[@14:34](#) - iPhone (elcreston.org)

All right. And do we have a proof of notice of this meeting?

[@14:39](#) - Secretary El Creston (elcreston.org)

We did send out the email. We've got the notice on the board and I don't know if I got it on the object this time and or not, but because they've changed the way they did it to get to it again.

And so I don't know if I got it. I need to go in and see if I can get them to set it up as a regular meeting, but I got to figure that out.

So we do have that.

[@15:03](#) - iPhone (elcreston.org)

Yeah, um, and do you have approval of agenda? I approve it. Do I have to, you guys? I mean, if I need a call.

[@15:13](#) - Secretary El Creston (elcreston.org)

Yeah, I think we need to, I think we need a motion for that.

[@15:16](#) - iPhone (elcreston.org)

So do you have a motion for approval?

[@15:19](#) - gene (elcreston.org)

So is that good?

[@15:29](#) - iPhone (elcreston.org)

All right. Do I have a motion for that?

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

Anybody else? Also move.

[@15:37](#) - iPhone (elcreston.org)

Okay, I'll second it. Okay, but do you want to do the treasurer's report?

[@15:45](#) - Secretary El Creston (elcreston.org)

Yeah, let me pull it up here. So we can see it. Okay.

[@15:52](#) - Elizabeth (elcreston.org)

Zoom

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

[@16:00](#) - Secretary El Creston (elcreston.org)

and you should see the treasurer's report on the screen.

[@16:03](#) - gene (elcreston.org)

There it is. So, Hey.

[@16:11](#) - Elizabeth (elcreston.org)

Checking account balance and being December 31 was 17,839. As of today, 1386 squared for the email. Mailchips. We still have an outstanding check of 904.

This is for the directives and officers liability insurance from Philadelphia insurance. So, the current checking balance today is 16,894.53.

The savings account balance ending December 31 was 39,365.34. The breakdown of all the reserve. Global Unreserved is 1,265-34. Total Unreserved Cash Balance is 18,157, and the payments received revenues for December was 1,561-30, and it just shows the breakdown as the payments versus gross receipt tax.

[@17:27](#) - iPhone (elcreston.org)

Thank you. Do anybody want to address the Capital Outlay Award?

[@17:38](#) - Elizabeth (elcreston.org)

I don't think we have any, I don't think we have anything any updates for that, yeah.

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

Okay, and the Water Trust Board funding?

[@17:49](#) - Secretary El Creston (elcreston.org)

Yeah, again, no updates on either those for this month.

[@17:52](#) - iPhone (elcreston.org)

Okay, and then do we have a membership report?

[@17:57](#) - Secretary El Creston (elcreston.org)

We don't have updates although we have new people that we may we may be adding I need to I need to go through I have we haven't had anybody joins I've been secretary so I don't know what I have to go figure out what the paperwork process is to get with the people that Jean mentioned that in the email and she was going to maybe join me tonight that it showed interest in helping us so great but we'll have to figure I need to figure out what I need to do to go get them added to the membership goals and all that so should I move on to old business and the asset management plan progress so we got the we got the funding approval through from the department finance and with the DFA's division of financial authority or whatever that anyway the state approved the funding we need to adopt a resolution which I have on the meeting under new business and then

where you can get a solder miller to find the, see if they could find the part or or we're working with somebody to try and find the part.

[@20:08](#) - Elizabeth (elcreston.org)

Is that on the fire hydrant?

[@20:10](#) - Secretary El Creston (elcreston.org)

Yeah, for the fire hydrant.

[@20:12](#) - Elizabeth (elcreston.org)

I sent it out to, I reached out to the vendors that solder miller recommended that we know the fight.

I, we sent the information to Corin mains with Terry Baker, he has requested additional information regarding what kind of the hydrant and we said it's a miller, it's open left and then it was installed and manufactured in 2016 and I haven't heard from him.

I also reached out to Baker utility and I'm working with Mike Fernandez, and he'll be giving us information on plan of what needs to do.

And Ferguson Water Works had already closed, so I left a message. But if I don't hear from them, I'll follow up tomorrow.

So we should be able to have prices. I don't know if you wanted me to just wait to the next meeting to submit it or go ahead and email everyone.

But we'll have to approve one of them.

[@21:31](#) - Secretary El Creston (elcreston.org)

Right.

[@21:32](#) - Elizabeth (elcreston.org)

So just wait till the next meeting to submit it.

[@21:35](#) - Secretary El Creston (elcreston.org)

Yeah, probably won't hurt that the hall's been sitting there for almost six months now. So I don't know if I have a wait till February, but.

[@21:45](#) - Elizabeth (elcreston.org)

Okay.

[@21:47](#) - Secretary El Creston (elcreston.org)

But if you get some information in the meantime, you can send it along and we can decide that.

[@21:54](#) - Elizabeth (elcreston.org)

Okay.

[@21:57](#) - gene (elcreston.org)

This you want me to contact. a contractor and tell him how things are coming along. Maybe he can add some data to you that'll help you, help these people and tell us that they've got the right thing in stock and can get it to us quicker.

Because when I was talking to you earlier this evening, I was just stunned that some of these people just are kind of proud.

They just don't know what it is we exactly need and then you leave and supply them with an image that should have left no doubt in anybody's mind and yet there was.

[@22:45](#) - iPhone (elcreston.org)

Liz, do you need any help from Jean?

[@23:00](#) - Elizabeth (elcreston.org)

I'm having a really hard time hearing. I'm sorry, I just wanted a new computer this year with built-in zoom.

[@23:11](#) - Secretary El Creston (elcreston.org)

Yeah, Gene was wondering if you need him to reach out to the plumber to get any if they if they need more details on what that part was and what the pieces were.

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

Oh, well, when I, um, he was asking, you know, this guy that I talked to today was asking totally different questions than the first guy wanted.

And then, um, like, where was the leak and, um, if a bolt kit, if we needed the gasket or just a bolt kit, and then was the gasket leaking, and then he said that they only sold like an 18 foot pipe.

Only it was a short So, I'm sure, well, I'm learning a lot, but he's supposed to submit a plan, so.

[@24:14](#) - **gene (elcreston.org)**

Jim do you think I'm 47 foot at 18 foot would be long enough to satisfy our 47 inch needs?

[@24:51](#) - **Elizabeth (elcreston.org)**

think if we put it up there, think would little hard for the

[@25:00](#) - **iPhone (elcreston.org)**

pump station repair going. You know, you working on that too.

[@25:08](#) - **gene (elcreston.org)**

What's the list is back yard? They had to order parts, don't they, Liz? I'm assuming they don't have them here yet.

Oh, she's.

[@25:22](#) - **Elizabeth (elcreston.org)**

Can you hear me with a guide to the pump station? No, I'm happy. I've turned up my mic all it goes.

don't know what's going on.

[@25:33](#) - **Secretary El Creston (elcreston.org)**

Sorry.

[@25:34](#) - **gene (elcreston.org)**

So what's what's the status with the pump station? In years now, Liz?

[@25:45](#) - **Elizabeth (elcreston.org)**

I have sound, but it's very low.

[@25:49](#) - **gene (elcreston.org)**

OK. I think you are ordering parts with a pump station. Do you know when they will be in the park for the pump station?

[@26:06](#) - **Elizabeth (elcreston.org)**

It won't be here until January 14th. When I ordered it, it happened. The leak was on December the chance and I ordered it since December the 13th.

Well, it turned out that the guy I gave the information to got the real bad flu. And I guess my message never got to the representative.

So on Monday, I followed up with the phone calls and then they assigned a new rep to go through and they followed up on Tuesday.

And then they said that it was on order and we should get it within 10 days. And then within 10 days, I called him back and he.

He said that he followed through and he found out that the plant was, that we were getting apart from, was close for the holiday and they had not shipped it and I think it was, so he'll follow up on Monday when they open up the company again because they were closed for the two weeks during the holiday.

So that's why we, the delay in getting the parts, but he assured us it should be here by the 14th and then they'll come in and reprogram everything so hopefully we'll be up and running by at least hopefully by the 15, 16 if the part comes in.

[@27:54](#) - **iPhone (elcreston.org)**

Thank you, Liz. Who is working on investigating the propane?

[@28:00](#) - Secretary El Creston (elcreston.org)

backup generator? I think we kind of kept it on there, but I think that's something we need to pick, and I can start looking into that.

We're going to kind of start looking into that this year based on the fact that we have money to spend before the end of next year, middle of next year, so I'll start looking into I haven't done any research yet, but I'll start looking into it as somebody else might do.

[@28:25](#) - iPhone (elcreston.org)

I can look into it if you want.

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

Okay, yeah, so you find that, find one that basically needs to, you know, run on propane and automatically start if the power goes out.

[@28:38](#) - iPhone (elcreston.org)

And how much power does it need?

[@28:42](#) - Secretary El Creston (elcreston.org)

That we may need to get the, we may need to get the pumps back from, I don't know if anybody has the specs on the pump how much it needs to put out.

[@28:52](#) - iPhone (elcreston.org)

Who would have that?

[@28:55](#) - Secretary El Creston (elcreston.org)

We might need to, it may be in some of the details of some of our inventory, I need to find out, maybe either saw it or Miller or Carlos would probably know.

[@29:04](#) - iPhone (elcreston.org)

Okay. I'll get back to you. not the pick up excuse how to get.

[@29:14](#) - Secretary El Creston (elcreston.org)

Right.

[@29:15](#) - iPhone (elcreston.org)

That sounds like we need to order it now to get it by next year.

[@29:19](#) - Secretary El Creston (elcreston.org)

Yeah, we need to start. Yeah, we need to at least figure out what the options are, how much is going to cost, whether it's something we can afford with the money we have for that one grant.

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

That's expiring. Right. Okay, new business. Jim, do you want to go over the 2025 budget?

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

[@29:36](#) - jim (elcreston.org)

Yeah, I'm going to go ahead and share my screen, I hope. My screen is sharing. Sure. Can you see it?

[@29:53](#) - Secretary El Creston (elcreston.org)

But she can see it.

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

We can, yes. Okay. What I'm going to do, this is This is the 2024 budget, your actual 2024 numbers, this variance is the difference.

So I'm going to go line by line, but what I'm going to do is cover the differences between last budget and this year's actual, and then I'm going to explain how I came up with the budget for 2025, line by line, so you can kind of see how I went.

And I did send out the explanation documents, but I'll try to short circuit things here for you. So that's what I'm going to do, variances, negative numbers are bad, positive numbers are good.

So if you've got lower assessments, that's a negative number. If you've got higher expenses, that's a negative number, because that's kind of the way these variances are presented.

So with that, of course, we started out at the same place. close to the same place and then let's go through I'm going to just highlight assessments were down these are the \$75 a year people like me that aren't standby aren't hooked up we're just kind of contributing to the cause and that's fallen off significantly but all I did is budget for next year about the same we got this year.

Connection revenues and the related ID water gross receipt taxes kind of go together and the standby charges same thing with the standby gross receipts tax so we were a little low on connection revenues compared to the budget and a little high on standby however keep in mind that when I budget I have to kind of have to look at the number of connections and all that stuff, and kind of figure out what's going to come in.

And of course, there's always timing differences. Some people pay ahead, some people pay in arrears. So this is, you're going to expect these kind of advances and something like that.

And it's basically no big deal. It's just, you're going to, people are, you can't control the exact timing of when people pay.

one of the, one of the advantages of using what we're using is cash accounting, because cash is what you got to manage.

If we want to full accrual accounting, then we can make adjustments for these timing differences and payments. But that, I don't think that would be as useful to you as just managing the cash.

So that's what leads to some of these timing differences. So, Always put in a little bit of money for I didn't put in any money for donations.

You got 25 bucks I decided that may be a Outlier, so I didn't put anything in the budget The only thing now that's going into interests and miscellaneous is interest So I just up that down to the 2024 roughly amount So that's the revenues so in total your revenues came out 1166 bucks shy of the budget but Not a huge deal.

It's just timing Accounting there has been a small increase and this is your Wicked, I think it is. Yeah, then there was a small price increase that I didn't catch So I just updated it to the 2004 the vast majority of her 2025 budget is based on what you spent in 2020

And that's because your operations are quite stable with one exception as repair maintenance but we'll get to that. So that I'm using mostly the 2024 actual.

Now the certified water operator Liz told me there's some additional charges that were associated with I guess having the certified water operator approved things like tank repairs and stuff like that that we've not been built for.

So that's why I upped the 2025 budget. Liz gave me an estimate of \$45 an hour and probably eight hours so I that's where the additional money came from for the certified water operator for 2025.

D&O insurance came out exact. Upped it a little bit, I think about 3% for inflation, because eventually it will go up.

Easement leases is flat, but that doesn't change. Electrical costs, again, I just adopted what you did in 2025. We were only 52 bucks off in 2024.

Liability and property went up, and so I I built in a small increase for 2025, so it went up in 2024.

And again, inflation tends to drive this stuff up a little each year. The growth receipts tax, that's tied to the revenue.

That's a pass through from the revenue. I always put in about 500 bucks in legal fees, even though you haven't spent anything in a couple of years, just in case.

being as pretty stable as you can see. The miscellaneous, we didn't have any, but again, to be a little conservative I'd build in \$150 every year just in case.

Now we get to the fun part. Operations and maintenance were over budget by \$7.18 and everybody knows why. You got the fire hydrant and the pump in there.

Now what I did, this gets a little bit more complicated for 2025. So what I did is I put it in a flat \$1,500 for kind of miscellaneous small and smaller maintenance and then working with Liz, I picked up, we're going to have to pay a second half to, is it Jeffries or whatever, on the installation.

of the fire hydrant, because we we've only paid half that bill. And then I threw in another \$1,500 for switching out the pipe, which we're just now getting down to estimates on.

So that one I have to kind of do a sophisticated wild- guess on. I also threw in some extra money for the pump that the booster pump that went out, because as Liz said, there's some parts that need to come in, etc.

But that again is kind of a guess. But I'm trying to capture in the budget what we're going to have to spend to close out those two projects in 2025.

So that's where this over the budget. Liz did a lot. their envelopes and letters and postage stamps and checks last year.

And I kind of backed down from what she spent my little bit because I didn't think that she's going to have to buy new checks any time soon because you don't write many of them.

So that's kind of where I came up with that budget. Water conservation fee is pretty flat. I don't know why it was \$3 short, but I just used, I went with the 2024 budgeted figure here just again to be a little conservative.

The cost of the website went up because Doug, you're using something called an email slash feature.

[@38:48](#) - **Secretary El Creston (elcreston.org)**

The email chimp, which is the email that automates all of our announcements.

[@38:56](#) - **jim (elcreston.org)**

Okay, so that's where the 12458 came from, most of it. Is that I didn't for that, but I built it and you pay for eight months.

So I built in 12 months of that in 2020 13 13 something a month. Yeah The loan payments are all we're almost all dead on when I did the budget We didn't know what the phase three loan the new loan would be so My budget was a little low For that payment, but I'm picking up last year's payment now from now on that will be flat So there's the main problem, of course is these magnets projects, and I built in enough Hopefully enough money to handle closing them out plus another \$1,500 for other stuff that might come up now Um None of this is a real crisis.

I did when we get now we got to get down to how much of this money you're going to transfer to reserves.

Because the 2015 budget from your operating budget is only going to be about 900, based on this budget obviously, is only going to be a positive 900 bucks.

And that money I said, okay, let's stop transferring reserves to capital and maintenance. Because the board has a general, we adopted a general policy when we started this process.

First of all, the money we've been transferring to the capital and maintenance reserve has been what we could scrape out of the checking account, the unreserved, without dropping it below \$20,000.

So the board said let's keep \$20,000 in unreserved, and then anything or that will just jump into reserves. And so since our budgeted

at the end of the year is a little bit below 20, I said let's just shut off the transfers to capital and maintenance.

And we don't need any more transfers to the loan reserve because the Ford adopted a policy who want one year's worth of payments in that loan reserve.

And we've got a little bit more than that. The loan reserve is \$12,500 and your total loan payments are a little over 11,000.

So we've got a little cushion there. So that's why you've only got one resolution this year and just adopt the budget.

[@41:40](#) - Secretary El Creston (elcreston.org)

We're not going to make sense.

[@41:42](#) - jim (elcreston.org)

Yeah.

[@41:43](#) - Secretary El Creston (elcreston.org)

And again, these reserves are all your money. Right. project that looks like it's going to drop the reserve below 20, you can transfer money out of those reserves to cover it.

And we're using our cash for the maintenance.

[@42:00](#) - jim (elcreston.org)

year rather than pulling it out of the reserve so correct if we would if we had not if we had not had that roughly you know I'm guessing by the time we get all done with it we're probably going to be in the 10,000 with those two maintenance projects if we had not had that we could have probably put 10,000 into the into the maintenance reserve but we end up pulling it out of cash anyway yes and again by this budget assumes that you will have enough money in your operations to cover the closing out of those two projects so hopefully you won't have to draw anything more out of you won't have to draw anything out of maintenance but who knows you could get lightning strike to blow everything up but that's why those reserves are there right okay so that's pretty much it and then that shell anybody got any additional questions no question but thanks for the work

Oh, thank you, Jane. You understand this, I did this all since December 31st.

[@43:07](#) - Secretary El Creston (elcreston.org)

Yeah. Couple days.

[@43:10](#) - jim (elcreston.org)

Yeah. Well, you know, I don't mean to be arrogant, but shut up at a CPA for 50 years. I should be able to knock this out pretty fast.

[@43:20](#) - Secretary El Creston (elcreston.org)

Well, and this isn't, and this isn't like a, this is a super complicated budget either.

[@43:26](#) - jim (elcreston.org)

Well, they used to be. When you were running the water hauling.

[@43:29](#) - Secretary El Creston (elcreston.org)

Yeah.

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

As you, you've been through my reports, it's boring. Yeah. You're very with the exception of the maintenance, which is understandable.

Everything is pretty predictable.

[@43:44](#) - Secretary El Creston (elcreston.org)

Right.

[@43:48](#) - iPhone (elcreston.org)

Well, thank you, Jim.

[@43:49](#) - jim (elcreston.org)

You're very welcome. I will get away from the screen here.

[@43:53](#) - Elizabeth (elcreston.org)

Thanks, Jim.

[@43:54](#) - jim (elcreston.org)

You're welcome.

[@43:59](#) - iPhone (elcreston.org)

So we should move.

[@44:00](#) - Secretary El Creston (elcreston.org)

the board resolutions um do we need to read them yeah i can i said we i we think we've all seen them but i can bring them up on the screen if we want let's shoot out and give me minute from the right one do i want to do one by one yeah i think probably we need to go down one by one so let me get the budget resolution it is this is the simplest one so is everybody able to see that on the screen thanks tag uh you want me to read it but you can read it or we can just read each read it and yeah let's just sort of read it to ourselves then yeah

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

[@45:01](#) - Elizabeth (elcreston.org)

I move approval of the 2020-2021-2025 budget resolution.

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

Do you me to point this out and sign it physically?

[@45:23](#) - Secretary El Creston (elcreston.org)

Probably need to. I think we do need to print these out and sign them physically.

[@45:28](#) - iPhone (elcreston.org)

Okay.

[@45:30](#) - Secretary El Creston (elcreston.org)

And then you can scan it in and send it to me and I'll print it outside and put it in the.

[@45:36](#) - iPhone (elcreston.org)

Okay.

[@45:37](#) - Secretary El Creston (elcreston.org)

We'll All right. Should we get a vote on that?

[@45:42](#) - gene (elcreston.org)

Moving that now.

[@45:43](#) - iPhone (elcreston.org)

Oh, we have to have a vote.

[@45:45](#) - Secretary El Creston (elcreston.org)

Yeah.

[@45:46](#) - iPhone (elcreston.org)

I approve.

[@45:48](#) - Secretary El Creston (elcreston.org)

Hi. I'll say hi.

[@45:50](#) - gene (elcreston.org)

Hi. Hi.

[@45:57](#) - Secretary El Creston (elcreston.org)

All right. you. Well. This is the one that came up with the asset management plan that the state sent, and it is a little more complicated, so it may be one that we can't just, because there's multiple pages, but the first page of the first page, can you see my screen there on it?

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

The first page basically describes the meeting, which I'll fill in afterwards since we've got who's here and who's not, and then the resolution itself has a lot of, this is a lot of boiler plate that they sent, this came from the state.

The things I filled out, there's a lot of pieces in here about the association and where we are and lots of where as that we fall under, had to look up this act.

where the Senator Projects Act, I think I found that that was the proper one was there. And then we're dealing with the New Mexico Finance Authority and for partial finance, according to this particular plan.

And we're the government unit on everywhere on this one, if you read it, and then the Board of Directors is our group.

And the only thing that was, so these are typical, the only thing was that there was a, there was a piece in there and I actually asked the Sauter Miller people, I sent them me now what that meant.

But they talked about a steering committee or a principal responsibility. And I just designated that the Board of Directors would be that group because we don't have like a, we've got a small in the Board of Directors that, that I don't think we need to have a separate steering committee or assign somebody to it.

So that's how I, I determined that, that that, work that way. And this basically is, you know, talks about how we're going to work with with a contractor to develop the plan and it'll be conducted by the standards is set out by the state and we just designated the Board of Directors as the man as the as the steering committee and and if it becomes irreparable, we can change it and follow all the typical most most this is really standard, but it's a lot more complicated than most of our resolutions because they came from the state not from some other.

[@48:35](#) - gene (elcreston.org)

Yep.

[@48:42](#) - iPhone (elcreston.org)

I motion to approve the resolution.

[@48:49](#) - gene (elcreston.org)

Okay.

[@48:51](#) - iPhone (elcreston.org)

Move, move, And to get evoked then, everyone is beautiful. I guess we've accepted it.

[@49:06](#) - Secretary El Creston (elcreston.org)

I think we'll get the other one, the third one. This one is this quick one, another quick one. This one, I think this open days, when we passed one last summer because we discovered we hadn't passed it, when we should have the last January.

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

I assume this is identical to the one we already passed, just with different years. It was all of our details about how we need Everything is the same that I just changed the date.

[@49:56](#) - gene (elcreston.org)

Sure, perfect.

[@50:01](#) - iPhone (elcreston.org)

Do we get a vote of approval on this?

[@50:05](#) - Secretary El Creston (elcreston.org)

I move we approve it.

[@50:09](#) - iPhone (elcreston.org)

Do we get a vote?

[@50:12](#) - gene (elcreston.org)

Hi.

[@50:13](#) - iPhone (elcreston.org)

I guess we've approved it.

[@50:18](#) - Secretary El Creston (elcreston.org)

there's one more thing that I noticed Liz sent in an email that I missed adding to the agenda. And I apologize, I just added it because I was noticing with the email.

There was a water leak on the breed love property. Ryan Schleishman, thanks for the name. And Liz, you had some detail, do you have some more detail on that?

[@50:45](#) - Elizabeth (elcreston.org)

had a question about or something you want to talk about. This is on the one and Brian. The renter.

[@50:52](#) - Secretary El Creston (elcreston.org)

Yeah. I didn't know you had any questions about that.

[@50:55](#) - Elizabeth (elcreston.org)

Contact with him and he asked if. We would waive the cost again, but this is the second leak at the same property, a different leak, but the rules say will only adjust it to 50%.

So if we do that, we cut the December, the November bill by 50%. It was, instead of him owing 556.20, he would owe 4.052.

He owed for September, October, 164.52, and then in November, he would owe the 24050. Because when the billing went out, the water usage was 30,100.

and gallons that he used and he said his pipes froze and he wasn't aware that there was a hose that was shooting out water and he found it and he fixed it.

[@52:15](#) - Secretary El Creston (elcreston.org)

Okay so we made an adjustment for previously we allowed them to have that we made an adjustment to the bill for a previous leak and so this is the second one and our bylaws allow us to give them one adjustment so the second one then a lower adjustment or is it no adjustment?

[@52:36](#) - Elizabeth (elcreston.org)

Second one is I was going to give them a 50 adjustment.

[@52:41](#) - Secretary El Creston (elcreston.org)

Okay.

[@52:43](#) - Elizabeth (elcreston.org)

Part of rules and regs.

[@52:45](#) - gene (elcreston.org)

Okay. Okay.

[@52:48](#) - iPhone (elcreston.org)

Okay. Okay.

[@52:49](#) - Secretary El Creston (elcreston.org)

Looks sounds okay to me.

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

And if they get a third.

[@53:00](#) - Elizabeth (elcreston.org)

I assume if they get a third leak, there's no, there's no adjustment after if they need to keep track of it.

Yeah, the third one, he'll have to pay it. I don't know if he works out of town and he, when he comes home on weekends, that's when, and he hadn't opened up the building or the email that I had sent him.

So he was not aware of a amount of gallons that he had used that had been used. But my other question that I had and I forgot to ask was on the comm station repair, the map lens have been having to buy water.

This, I think this is the third load he had to buy. So when I send out the December billing, do I wait that?

[@53:52](#) - Secretary El Creston (elcreston.org)

That's on the. You know, I did so so he. hasn't that water there would be they haven't used any water so it would be the minimum charge is that what they just became that minimum charge because they haven't used any water since mid-December.

I think that would wave the minimum fee. I would think that would make sense.

[@54:26](#) - gene (elcreston.org)

Now there's someone else besides Mike that's getting that same situation. Right Liz? A renter somewhere?

[@54:38](#) - Elizabeth (elcreston.org)

Pardon?

[@54:40](#) - gene (elcreston.org)

Oh isn't there someone who's also got a similar situation as Mike does that are renter out close to him?

[@54:53](#) - Elizabeth (elcreston.org)

Well Mike is the only one that didn't have water. Anybody else like at Lori's house, they called and they said they had low water pressure and Camille King called and she said she had water but the water pressure was low So the only one that the water was not reaching was Mike McElan.

[@55:19](#) - gene (elcreston.org)

He was constantly out of water.

[@55:22](#) - Secretary El Creston (elcreston.org)

Okay Yeah, I wouldn't I wouldn't billing the minimum I wouldn't billing for that Minimal, you know that minimum just because Yeah, I think it makes sense to waive their their bill for that Okay That makes sense to everybody else that we just went bill for this.

Yes, yes It's on us that the probably and they're having to pay extra for it So I think that makes sense and waive the bill and and if we don't get it until

If it's late January, we made way of the January bill, too.

[@56:04](#) - iPhone (elcreston.org)

Yeah. Oh. Public comment. Anybody?

[@56:13](#) - jim (elcreston.org)

actually have two quick ones. One a reminder that I mentioned this before. Once you get that capital asset. Plan done.

Then we all have to go back and we'll take a new look at your reserve situation. Because you'll have much harder numbers.

Like I said, we're just putting whatever we can in there without any kind of guidance on how much should actually be there.

And that's what the capital asset management plan will tell you. And then the other comment is for a new acting president who's done his first meeting here, you did a great job.

We're really through this pretty fast. We're real quick. What cracker?

[@56:58](#) - iPhone (elcreston.org)

Yeah.

[@57:00](#) - Elizabeth (elcreston.org)

I didn't call Matt.

[@57:02](#) - iPhone (elcreston.org)

Well, thank you.

[@57:05](#) - Secretary El Creston (elcreston.org)

I need to get do you I need a phone number to send you the so I can text the information for seeing get into the president's email.

I can get I can get into it myself because I can hack on it but.

[@57:22](#) - iPhone (elcreston.org)

It's five zero five four five four zero zero two five.

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

Okay, I'll take it out of the minutes before I. I just remember that so I'll send that to you after we get out I'll get the get into make sure the credentials are updated and send you what what to get in there.

But I hate doing that. It's hard to see it. I don't like sending credentials over emails because they're not usually secure.

So text messages are a little better.

[@57:56](#) - iPhone (elcreston.org)

Okay, we'll do. All right.