

Pinos Altos Mutual Domestic Water Consumer Association

**Regular Meeting
Wednesday March 30, 2022
Pinos Altos Fire Station**

Meeting was called to order at 7:01 pm by Tom Gedgaudas

Board members in attendance were: Tom Gedgaudas, President; Allan Phillips, Vice President; Becky Dinwiddie, Treasurer; Gary Geisler, Secretary and Gabriel Preusch, Member at Large.

April Matthews, Bookkeeper and Linda Davila, Meter Reader were also in attendance.

Public Input sign up was closed.

A quorum was proven.

The agenda was approved unanimously.

Minutes from the January 19, 2022 regular board meeting were approved unanimously.

Non-Mandated Business: Public Input

No public input was requested

New Business:

Discussion on measures to reduce the volume of water losses:

The board spent time evaluating the amount of water lost in the past six months. February saw a decline in the amount and percentage of water lost. There were a lot of leaks in December and January which could have contributed to the large number those months. February was four leaks but were caught early. Allan mentioned that all of the leaks are happening on the service lines from the main to a property's meter. These lines are deteriorating after almost 40 years since they were put in. Tom brought up that there is a way to scan these lines for leaks before the water becomes visible at the surface. Gary is going to call the NM Rural Water Association for any suggestions on checking the service lines or solution for the water leaks. Allan informed the board that as leaks are found and repaired, J&S has been replacing the lines with a reinforced, wire bound piping. Tom asked about calibrating the meters to make sure they are accurately recording water usage. Allan is going to reach out to J&S plumbing about what would calibrating all 136 meters involve. Gary brought up the possibility of theft of water from our hydrants. The board discussed possibly locking the hydrants. Allan was going to research the locks. Since the water lines were put in mid-1980's, the board recognizes that the potential for major water line repairs will be on the horizon. For the foreseeable future, the plan is to research how to check the service lines, and upgrade the service lines when they are repaired. The board will continue to closely monitor water lost and address at future meetings.

Member water leaks and multiply homes on one meter:

April brought to the board the issue with large water usage for some members. There are members who are using almost 10 times the monthly water as the average member uses. They must have major leaks or multiple residences. Tom brought up that according to the bylaws, it is to be one residence per property. April brought up that it makes it difficult for her when there are multiple residences and one gets sold. Also, she said that it is against association policy. April questioned whether multiple residences on one property can negatively affect our agreement with the city. The board decided to send a letter to all members explaining the policy of the association concerning multiple residences under one membership and the high usage for some members. Tom will draft a letter and bring to the next meeting for board approval. This issue was tabled until then.

Unfinished Business from Prior Meeting:**Follow up discussion on Easement Letter sent to Member:**

The board reviewed the responses from the questionnaire sent to all members concerning association water lines on private property. Sixty-eight members responded that they don't have any water lines on their property. Ten members don't know if there are any lines on their property. Nine members have water lines on their property but don't know of any easements. Two members have water lines on their property and have easements on their deeds. The board still has concerns about water lines on private property with no record of any easements. Tom is going to talk to Robert Esqueda about any easements he is aware of. Gary will talk to Alex Brown, with the city, concerning his knowledge about any easements.

Final Discussion and Vote to approve the Schedule of Mandated Responsibilities:

Tom presented the schedule of mandated responsibilities with all of the changes the board made at the last meeting. After everyone reviewed the schedule, it was approved unanimously.

Follow up Discussion on Membership Transfer Procedure:

Gary recapped his discussion with a local title company and whether they could get final payment and transfer paperwork completed at closing. Unfortunately, a title company can't do anything to assist in an orderly transfer of membership. They suggested going to the realtor's association and presenting the procedures for all real estate agents to be aware of the steps. After a discussion on how to proceed, it was decided to make a change in the operations policy stating that failure to correctly fill out the transfer paperwork or pay the final bill may result in a delay in the membership transfer.

President's Report:

Tom updated the board on his research concerning licensed plumber to work on our lines. To work on the lines, they must have a utility license to back hoe the lines and they must have a plumber license to work on the pipes. It can be two different companies to do this or find a plumber who has both licenses. J&S is one of two plumbers in Silver City with both licenses. The other plumber isn't currently working as a plumber so he is unavailable. We could get a contractor with the utility line license from out of the area and then use another plumber in this area and try to coordinate both of them. Using J&S going forward would be in our best interest. Allan let the board know that J&S has

been very quick in their response time recently. Tom reported on the monthly free chlorine levels. It was .58 for February, .36 for March. Tom also updated the board on a hearing on April 19th at 10:30 am concerning our ongoing lawsuit.

Bookkeeper's Report:

April presented three new membership transfers for approval. The transfers were approved unanimously. April reported that financials for January and February were sent to all board members. April brought up that an installation was done for a new member but we have never received any payment. She was asking what can be done. The board advised her that there should be a late notice sent, late payment penalties assessed and eventually turn the water off. The CCR is almost done and will be completed before it is due in May.

Treasurer's Report:

No excess funds to report. Becky has already filed the report with the Secretary of State in January and filed our tax returns in February. Both weren't due until May.

Secretary's Report:

Gary reported that the check from our insurance carrier for reimbursement of legal fees was received and deposited in February. It is reflected on the February P&L. Gary has compiled the letter to Alex Brown, that is required April 1 of each year per the MOA with Silver City. Will get it mailed out on the 31st.

Vice President's Report:

Allan reported that he flushed all of the hydrants last week. Leaks and other issues were discussed earlier in the meeting.

Next meeting will be held May 18, 2022 at 7:00 pm

Meeting was adjourned at 8:52 pm

**Minutes prepared by Gary Geisler on April 3, 2022. E Mailed to board on April 3, 2022
Draft minutes posted to website for public viewing on April 6, 2022.**