

Minutes for PAMDWCA Annual Meeting
held Wed, Sept. 17, 2025 @ 6 pm & reconvened on Thur, Sept.18, 2025 @ 6 pm
at the Pinos Altos Firehouse

(Prior to the meeting convening, there was discussion about the number of candidates that were willing to run and the small turnout of members. President Mark Johnson verbally resigned and left before the meeting started. All of this resulted in the meeting starting late.)

I. Call to Order and Determination of Quorum

In lieu of the President, Vice-President Gabe Preusch Sanchez called the meeting to order at 6:20 pm. Due to a family medical emergency, Board Secretary Scott Zager was unable to attend the meeting. Tom Gedgudas agreed to take minutes. Present were Gabe Preusch Sanchez, Linda Davila, April Matthews, and Tom Gedgudas. Those present met the quorum requirement of Article IV, Section 4 in the Bylaws.

II. Proof of Notice & Approval of Agenda

Notice of the meeting with agenda was posted on the PAMDWCA bulletin board at the Firehouse on Tues., Sept. 10th. It was also posted to the PAMDWCA website & Facebook page the same day. Meeting notice was also printed on the monthly invoices mailed at the beginning of September. Members present unanimously approved the agenda. Discussion then followed about there being some confusion as to the date and time of the meeting. Although the agenda posted online and at the firehouse as well as the Facebook & invoice notices correctly stated Sept. 17th, the date originally approved at the regular Aug. 20th board meeting was the 18th in error. This was changed to the 17th by email to board members. Linda Davila mentioned she told several members it was the 18th while reading meters, unaware of the change. Gabe mentioned he knew several members who also thought it was Thur., the 18th. It was also pointed out the agenda posted did not list a start time. While the 2024 Annual Meeting was at 6 pm, prior annual meetings had started at 7 pm.

III. Election of Directors

Gabe pointed out that board terms were staggered so that an entirely new board was never elected all at once. Three director positions were up for election. Kris Wamsley's term was expiring & she was not seeking re-election. Mark Johnson had been elected at the 2024 annual meeting to complete the term of Alma Wilson who resigned from the Board in May of 2024 due to health issues. Mark also was not seeking re-election. Scott Zager had been appointed in March of 2025 after Ann Estensen resigned in Feb. due to health issues. Scott was not at the meeting but had previously told the Board he was not seeking election. It was discussed that a number of members had expressed interest in possibly running for the board but none of them were present. Paul Raleigh had come to the last board meeting and stated he was willing to be elected to the board but would be out of town elk hunting the week of the meeting. April mentioned she had spoke to him since that meeting and he confirmed he would serve if

elected. April then nominated Paul Raleigh as a candidate. Gabe stated Debra Preusch (his aunt) offered to be elected if no one else was interested. Discussion followed as to whether board members could be related. Both Debra & her husband Tom live & own property in Pinos Altos totally separate from Gabe's. A precursory search of the bylaws and articles found nothing to prevent board members from being related. Gabe then nominated Debra Preusch. He also nominated Bruce Knoles who had expressed interest to several board members. Bruce was contacted by phone but declined running at this time. Both Paul & Debra were unanimously elected to the board contingent on their in-person acceptance.

IV. Reading & Approval of the Minutes from the Sept. 11, 2024 Annual Meeting

The minutes were read by Tom Gedgaudas and April Matthews. Three corrections were proposed while they were being read: 1. On the top of page 2, change the spelling of “excepts” to “accepts” 2. On page 3, in the 3rd paragraph, change “there house” to “their house” and 3. On page 5, change the heading “Election of Officers” to “Election of Directors.” The minutes were unanimously approved as amended.

V. Public Input

No public input was given.

VI. Reports [of Officers and Committees]

Prior to reports beginning, Tom Gedgaudas made a motion to suspend the meeting and reconvene it on following evening (Sept. 18th) at 6 pm. He mentioned the confusion about the time & date that was discussed when the agenda was approved. He said reconvening the meeting the following evening might allow additional members to attend and even volunteer to serve on the board. It seemed to him the prudent thing to do especially since only 2 potential board members were elected. Discussion about the motion ensued. April suggested we continue the existing meeting until after 7 pm in case any members might show up then. The concern of not having elected 3 board members was discussed at length. Whether members could be appointed to seats not filled by election or just to fill seats “vacated” by previously elected directors was also discussed. 7 pm came and no additional members showed up. After additional discussion, the motion to suspend the meeting until 6 pm on the 18th was restated by Tom, seconded by April, and passed unanimously.

(To conform with the Open Meetings Act (OMA), handwritten notice that “Annual Meeting of PAMDWCA to be Continued 9/18/25 @ the Firehouse 6:00 pm” was added to the posted agenda on the Firehouse bulletin board after the meeting was suspended. An email was sent to all members on the Announcements email list saying the meeting would continue on Sept. 18th, and similar notices were posted on our website and on Facebook.)

Reconvened Meeting on Thur, Sept. 18, 2025 at 6 pm at the Firehouse

Present at the firehouse were: Wendy Sandoval, Bruce Fahrlander, Bruce Knoles, Mike Scheffer, Linda Davila, April Matthews, Gabe Preusch Sanchez, and Tom Gedgaudas.

I. Call to Order and Determination of Quorum

The meeting was called to order at 6:05 pm by current Vice-President Gabe Preusch Sanchez. He noted that this was a reconvening of last night's Annual Meeting of the Pinos Altos MDWCA that was suspended last night. The eight members present constituted a quorum per the bylaws.

II. Proof of Notice & Approval of Agenda

Gabe said we would follow the same agenda that was approved the night before. It was pointed out that a notice had been added last night to the agenda posted on the PAMDWCA bulletin board, explaining the meeting was to be continued on the Sept. 18th at 6:00 pm. It was also pointed out that an email was sent to all members on the Announcements email list saying something similar and such notices were also posted on our website and Facebook page. These four notices were deemed sufficient to meet OMA's requirement of two notices to reconvene a meeting. Gabe mentioned the minutes of last year's meeting had been read, amended, & approved the night before. There was no need to do so again. However, the minutes were passed around in case anyone not present then wished to read them.

III. Election of Directors

Gabe said that two directors had been elected last night, Paul Raleigh and Debra Preusch, although they had not been present. Paul was away elk hunting but had attended the prior Board meeting expressing his interest. Debra had said she would serve if no one else was elected. Gabe pointed out a third director was still needed. He explained that the two year terms of directors were staggered, with 2 directors elected one year and three the following year. He then asked if there was anyone present who might be interested? Bruce Fahrlander spoke up, saying he would like to run. Gabe asked if anyone else was interested. Mike Sheffer said that he was. He said he lived at his Pinos Altos home six months of the year, spending the other six in Phoenix but now understood that it was possible to call into meetings if he was out of town. Gabe confirmed that, saying the interest in serving was the important part, the details could be worked out.

Someone pointed out that if the members elected both Bruce & Mike, that would be six directors. Discussion of electing six directors followed for several minutes. At that point, Tom said he had just reviewed our bylaws & articles and felt electing six would be in violation. Both reference the Association being managed by a Board of "five directors or members," not "five or more." He was not comfortable if six were to be elected. Gabe then said that Debra Preusch had said she was willing to be elected only if no one was interested and that she had not come to the tonight's meeting to confirm her election. Why not rescind her election and vote on the two new candidates? A motion to rescind her election was made, seconded, and passed unanimously. The slate of the two new candidates, Bruce Fahrlander and Mike Sheffer, was then voted on and elected unanimously.

V. Public Input

Gabe asked for Public Input. Bruce Knoles said he had two things, one inappropriate. He questioned whether only J&S Plumbing could look for leaks. Gabe explained he often looked for leaks if they were visible on the ground or if members had reported them. But J&S was the only local plumber properly

licensed to work a public water system. Bruce's other input was deemed inappropriate and not included in the minutes.

VI. Reports

Bookkeeper- April reported it was a fairly average year. There were some software issues that occurred during the past year that had been resolved. We had the same billing problems with a small number of late payers or members that don't pay until just prior to disconnection, the same as any other year.

Vice-President- Gabe reported our system was close to 40 years old. Most our problems were with service lines that went under roads due to improper fill around them. They often sat directly on rock and not sand. Compression from cars passing overhead lead to leaks as the original material aged. He said the Board had begun the process to get funding to replace the aging infrastructure.

Treasurer- Tom said he thought April was being too modest in her report. She had done yeowoman's work in pulling or compiling the records needed for 15 years of Agreed Upon Procedures that been performed by a CPA firm Beasley, Mitchell & Co. This process had started last Dec. and run through May. There were no major findings to report: some minor expense reclassifications and the removal from a scrapped asset from our balance sheet. The fifteen years of AUPs were funded through a program of the Office of the State Auditor. This saved the Association an estimated \$80,000 in auditing fees. Compliance with NM's Audit Rule is required to apply for state funds to upgrade our infrastructure that Gabe had mentioned.

No President or Secretary Reports were given as they were not at the Annual Meeting.

VII. Unfinished Business

None was reported.

VIII. New Business

None was reported.

It was determined that the Board with newly elected directors will meet on Wed., October 15, 2025, for its first meeting. It will elect officers at that time. The members present then unanimously voted to adjourn the Annual Meeting at 6:48 pm.