

Pinos Altos Mutual Domestic Water Consumers Association

Board of Directors Meeting Minutes

January 21, 2026

Call to Order & Attendance

The meeting was called to order by President Tom Gedgudas on January 21, 2026, at 6:00 p.m. A quorum was confirmed with three of four active board members present.

Tom Gedgudas, President

Gabriel Sanchez Preusch, Vice President

Mike Sheffer, Secretary

Paul Raleigh, Treasurer - arrived late

April Matthews Bookkeeper / Office Manager

Linda Davila, meter reader - arrived late

Bruce Noles, Resident and water customer

- Agenda Approval

Approved unanimously; amended to reflect 4-0 vote after Paul's arrival.

- Approval of Prior Meeting Minutes

The minutes of November 19, 2025 Approved unanimously; amended to reflect 4-0 vote after Paul's arrival. A minor typographical correction (Axis Bank not Axos Bank) was noted.

Unfinished Business from Prior Meetings

- Resolution to approve revised 2026 Budget as required by DFA

Total Revenues: \$149,815

Total Expenses: \$149,342

Net Income: \$473

Contract labor increased to \$2,500.

Approved unanimously; amended to reflect 4-0 vote after Paul's arrival.

- Update on Planning Grants for Preliminary Engineering Report - Tabled to next meeting - Approved unanimously; amended to reflect 4-0 vote after Paul's arrival.

NexBillPay Implementation -

30 users signed up, 17 on auto-pay, 4 using text pay

Discussed fees, mailing-list workaround and user support

Overall positive feedback, minor issues with linked accounts

New Business

- Approval of New Membership; No new members
- Resolution to Certify the Fixed Assets as of December 31, 2025 as Required by DFA
 - Cost Basis: \$289,705.43
 - With Accumulated Depreciation: \$244,575.04
 - Book Value: \$45,130.39 (5 assets listed)
 - Approved unanimously; amended to reflect 4-0 vote after Paul's arrival.
- Resolution to Set 2026 Meeting Dates per Open Meetings Act
 - Regular meetings: Third Wednesday of odd-numbered months at 6:00 p.m.
 - Agenda posted seven days in advance.
 - Approved unanimously; amended to reflect 4-0 vote after Paul's arrival.
- Comparison of 2025 Year-End Budget to Actual Financials
 - Maintenance & Repair exceeded budget by \$4,363.
 - Installation fees exceeded budget by \$3,350.
 - Office equipment and legal fees were under budget.
 - Interest and dividends increased from \$1,625 to a projected \$5,692.*
 - "Interest & dividends were slightly over budget @ \$1,657. In response to Gabe's question, it was pointed out the move of \$150,000 to Axos Bank would increase this line item to \$5,692 in the 2026 Budget." Net loss for the year was just under \$12,000.
- Resolution to Approve the December 31, 2025 Financial Statement as required by DFA
 - Certified financials as of December 31, 2025 submitted to DFA noting over budget

items (maintenance and repairs, installation fees) Approved unanimously; amended to reflect 4-0 vote after Paul's arrival.

- Discussion of Meter Tampering

Some customers who have leaks in their yard lines attempt to repair their lines by shutting off lines at the meter and mistakenly shut off the water to their neighbor's line instead. Possible solutions include:

Improved labeling, lockable covers, and customer reminders not to tamper with meters

- Lead Service Line Inventory

Initial outreach follow-up letter to 79 accounts with 37 responses.

Follow-up ongoing; After April called most of the accounts, unknown lines reduced to 16.

Notices legally required by the NMED & EPA were sent to remaining unknowns; ongoing door-knocking and website updates.

- Leak Repairs

Multiple leaks addressed. One active leak remains near Los Pinos, property 4884. Another leak, near the cabins, was identified as a possible septic issue and will be monitored.

- April mentioned the Water Association storage shed has been infested with mice poop. Spare parts for water distribution are stored here and personnel from J&S have complained. One possible solution would be to replace shed with a small shipping container.

- Confirmation of next meeting to be held at PA Fire Station at 6:00 PM on March 11, 2026 approved unanimously. Please note this is the 2nd Wed of March, not the 3rd due to scheduling conflicts.

- Motion to Adjourn with unanimous approval at 7:32 PM

Action Item List

1. Labeling of Meters and Shut-Off Valves - April and Linda
 - Evaluate options for improved labeling (stickers, reflective tape).
 - Report cost estimates and implementation plan.
2. Access Lockable Meter Covers - April and Linda
 - Assess inventory needs and funding options for additional locks.
3. Customer Communication - April
 - Access adding reminder language to bills instructing residents to use yard shut-off valves instead of meters.
4. Lead Service Line Inventory - Tom
 - Continue follow-up with remaining unknown service lines through notices, door-knocking, and website updates.
5. Planning Grants / PER - Paul and Bruce
 - Bring updated information to the next regularly scheduled meeting.