

Pinos Altos Mutual Domestic Water Consumers Association

Annual Membership Meeting Minutes -DRAFT 2

Date	Wednesday, September 16, 2026
Time	6:00 p.m. to 6:54 p.m.
Location	Pinos Altos Firehouse, Pinos Altos, New Mexico
Meeting Type	Annual membership meeting

Attendance and Quorum

Name	Role
Tom Gedgaudas	President
Gabriel Sanchez Preusch	Vice President
Bruce Fahlender	Board Member at Large
Paul Raleigh	Treasurer
B. Michael Sheffer	Secretary
April Matthews	Manager/Bookkeeper
Linda Davila	Meter Reader

President Tom Gedgaudas called the meeting to order. The seven members present constitute a quorum per the bylaws.

Record of Proceedings

1 Proof of Notice

The meeting agenda and notice were posted at the Pinos Altos Firehouse and on the association website approximately 10 days before the meeting. Notice had also been posted on the association Facebook page approximately two weeks before the meeting. April Matthews reported that the website included a moving marquee announcing the meeting.

2 Approval of 2025 Annual Meeting Minutes

The minutes of the September 17, 2025 annual membership meeting, which was suspended and reconvened on September 18, 2025, were read aloud. No changes were proposed.

Motion: Approve the 2025 annual membership meeting minutes as presented.

Vote: Passed 7-0.

3 Agenda Addition

By consensus, the membership added an informational item under New Business concerning a proposed community meeting to form a cemetery association. The chair deferred discussion of the substance of the item until it was reached on the agenda.

4 Officer Staff and Member Reports

President Report

Tom Gedgaudas summarized the association's continuing work toward infrastructure funding and a preliminary engineering report. Manning Accounting and Consulting completed another agreed-upon-procedures review. The reviewer noted that purchase orders should be used for all association purchases, including small office and supply purchases. The association has changed its procedures accordingly.

The association continued work with Stantec and the New Mexico Finance Authority process toward a preliminary engineering report needed to pursue grants, loans, and other public infrastructure funding.

Water loss remained the principal operating and financial concern. The reported loss rate was approximately 29 percent, costing more than \$1,300 per month. At the same time, metered member consumption was approximately 15 percent lower than in the prior year. Members discussed whether reduced recorded usage could reflect both actual conservation and aging meters that no longer register accurately. The combined effect of unbilled water loss and lower billed consumption reduced revenue. The association reported a net loss of more than \$19,000 through the first eight months of the year. The recent Silver City water-rate increase will require review by the incoming board.

Vice President Report

Gabriel Sanchez Preusch reported that approximately 12 repairs had been completed during the year, a substantial increase. Aging service lines and continuing failures are expected until the system receives a comprehensive upgrade. The association is also pursuing services capable of locating leaks in the water mains.

Secretary Report

B. Michael Sheffer reported on the ASTERRA leak-detection program. With assistance from April Matthews, the association supplied an acceptable map of the distribution system. ASTERRA confirmed receipt of the requested information, and scheduling remained pending.

Treasurer Report

Paul Raleigh confirmed that the year-to-date net loss was approximately \$19,000. For comparison, the next-highest loss in the reviewed six-year period was approximately \$13,500 in 2021. Higher wages, repair and maintenance costs, and general operating expenses contributed to the current result.

Paul also noted that total liabilities and equity had declined to approximately \$241,000, compared with an average of approximately \$274,000 in comparable prior-year reports. He and April Matthews will review the accounting records to identify the cause. Paul reported continuing outreach to state, federal, and private funding sources; vacant or unfilled government positions have made it more difficult to identify the appropriate contacts.

Office Manager and Bookkeeper Report

April Matthews reported completion of the agreed-upon-procedures work and improvements to billing and office systems. The association now supports online payments and billing, can issue paper statements, uses web-based purchase orders, and has completed website cleanup. J&S Plumbing has performed several repairs on Saturdays because weekday availability has been limited.

A large rock left near the roadway at Los Pinos was also reported. A board member agreed to obtain the location and address it after the meeting.

Meter Reader and Repair Response Discussion

Linda Davila expressed concern that a member who had already paid for a meter was still waiting for installation while a later request had been completed first. She also raised concerns about the pace and sequence of repair work, repeated accidental cuts to mains, and difficulty reaching the appropriate association contact when leaks were reported. The group discussed the former practice of having an association representative remain at repair sites and keep necessary clamps available. Members acknowledged that the association needs a clearer and more reliable leak-reporting and repair-response process.

5 Election of Directors

Two director positions were open because the terms of Gabriel Sanchez Preusch and Tom Gedgaudas expired at the beginning of the annual meeting. Gabriel agreed to stand for reelection as a director but stated that the demands of the vice presidency would be difficult to continue because of increasing family responsibilities. Tom agreed to stand for one additional two-year term so he could continue the association's infrastructure-funding work. He stated that he expected to retire from the board after that term. No other candidates were nominated.

Motion: Elect Gabriel Sanchez Preusch and Tom Gedgaudas as a slate to two-year terms on the Board of Directors.

Vote: Passed 7-0. The membership was reminded that the Board elects officers separately.

6 Unfinished Business

No unfinished business was presented.

7 New Business

Community Cemetery Association Meeting Notice

The membership discussed a request to publicize a community meeting at the firehouse concerning formation of a cemetery association. Potential notice methods included association bills, the website, and the firehouse bulletin board. Participants discussed the value of supporting community information as well as the need for neutrality, consistent treatment of outside groups, and avoidance of discrimination or unequal access. April Matthews recalled that the association had declined similar requests in the past and explained that inconsistent treatment could create complaints and administrative burden.

Motion: Limit information included with association water bills to water-association business.

Vote: Passed 6-1. Tom Gedgaudas voted no.

8 Adjournment

A motion was made and seconded to adjourn. The motion passed unanimously, 7-0. The annual membership meeting adjourned at 6:54 p.m.

Action Items

Action	Responsible Party	Timing	Source
Keep information included with water bills limited to water-association business	Office manager	Effective immediately	Membership vote

Certification

These minutes are submitted for approval by the membership at its next meeting.

Respectfully submitted,

B. Michael Sheffer, Secretary