

DRAFT
CASAS ADOBES - MDWCA
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, May 16, 2024
Water Office, 245 Manazana Rojo

Board Members Present:

Johnny Coburn, President;
Royal Blake, Vice-President;
Nancy Ketchum, Secretary;
Bob Livingston, Member-at-Large

Absent:

Art Franklin, Treasurer

Other Attendees: Glenn Person

The meeting was **called to order** at 10:41 A.M.

A **quorum** of the board was determined.

Proof of notice was verified. Agenda was posted on the website and at the post office, the mailboxes, the old clinic and the old corner store.

Approval of Agenda: Motion to approve the agenda of 05/16/2024 was made by the secretary. The motion was seconded and unanimously approved.

Royal Blake—Aye

Nancy Ketchum—Aye

Bob Livingston—Aye

President's Report:

As we speak, they are pouring the slab for the building. They will cover it and let it cure for a couple of weeks. The tanks are being filled and the system will be pressure tested. All pressure relief valves are set. The only streets left for distribution lines are Laguna del Oso and Camino de Vida.

Once the distribution lines are completed the meters will be set. They need to get with David to make sure all house services are located where they need to be.

We are finally receiving the money for the inspectors to be paid. At the first Tuesday meeting with Smithco, board representatives, Stantec and USDA present, we decided that Beverly Malo and Glenn Persons will work directly with USDA to monitor billing rather than go through Stantec. At the June meeting, we will talk to Stantec about the PRV on Manzana Rojo being two feet above the road level. It should be level with the existing road bed. The PRV at the north end is at the correct level. The distribution line on Laguna del Oso has been tied into the distribution line, Once completed, all roads will be cleaned up.

We've had no information from PNM regarding the three-phase line. Beverly Malo emailed PNM about this, but she hasn't received a reply. Glenn Persons reported the \$1400 check had been cashed. If we don't hear soon, the president and secretary will write and ask if we need to go through the PRC to have this completed.

The Infrastructure Capital Improvement Plan (ICIP) is due on June 14. Priscilla Lucero of SWNMCOG has helped with the paper work. This is done for five fiscal years in the future. We still have the water improvement and the warehouse on the ICIP. We took

off the backhoe and added a 40-year water plan. After all this is completed, we can discuss the solar backup. At this time, batteries are expensive and have a life of approximately ten years.

Comments from Glenn Persons on construction:

Smithco is buying water from us for the construction project. We sold water to RockPro for the fiber optic drilling. We have contracted with Highland Enterprises to sell water for the Highways 152, 15 and 34 chip seal. This will run for five weeks. Recently, the Grant County Road Department inquired about buying water for the Noonday Canyon road work. All water is sold at \$0.01 per gallon which is the rate that Silver City charges for construction. We have a new lock and keys for the drop pipe and all purchasers are completing a log for water usage.

At a date to be determined, Smithco will be shutting down the water for a few hours for pressurizing the system and testing it. They will coordinate with the school for timing. It can be done after dismissal or it could be done on a Friday. Residents will be notified via email or a phone call.

The slab is being poured for the building. Our concrete is being purchased from Deming since the company in Silver City could not supply the needed concrete. Because our purchase was specced for Silver City, paperwork needed to be submitted to have the purchase specced for Deming which took a few weeks.

Secretary's Report: The minutes of April 18, 2024, were posted on the website. Hearing no additions or corrections, the president accepted them as posted. The Secretary of State Annual Report was filed.

Treasurer's Report:

The report was read by Glenn Persons. Morones, Inc. will not be doing quarterly reports for DFA in the future. Glenn will take online classes to learn the software to be able to complete this. It will be during the evening and he will be reimbursed for his time.

Profit & Loss
April, 2024

Income: \$10,573.05
Expenses: \$11,214.73
Net Income: **-\$641.68**

Profit & Loss
January through April, 2024

Income: \$34,019.69
Expenses: \$58,096.32
Net Income: **-\$24,076.63**

Balance Sheet

As of April 30, 2024

Operating Account = \$64,059.92 (USDA income)
System Emergency Fund = \$8,646.94
USDA Construction Account = \$4,400.00
Combined Checking Accounts = \$77,106.86

Unfinished Business: There was no unfinished business.

New Business

Resolution 2024-05-01 ADOPTING AN INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN (ICIP) 2026-2030. The president read the resolution. The member-at-large moved to accept the resolution. The motion was seconded and unanimously approved.

Royal Blake—Aye
Nancy Ketchum—Aye
Bob Livingston—Aye

A discussion centered on the board's interest in obtaining detailed invoices from Stantac. The member-at-large recommended that the contract be combined with all amendments in an electronic file.

Motion 2024-05-01 The member-at-large moved to request from Stantac in a timely manner a list of all invoices including the invoice number, the date and amount from the beginning of USDA water improvement project #181301022. The motion was seconded and unanimously approved.

Royal Blake—Aye
Nancy Ketchum—Aye
Bob Livingston—Aye

Public Comment:

Announcements:

The next meeting will be held at the water office, 245 Manzana Rojo, June 20, 2024.

Adjournment:

The secretary moved to adjourn. The motion was seconded and unanimously approved.

Royal Blake—Aye
Nancy Ketchum—Aye
Bob Livingston—Aye

Adjournment at 12:14 P.M.

Nancy Ketchum
Secretary, CA-MDWCA