

**OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
November 15, 2023, 6:15 PM**

Call to Order: Meeting called to order at 6:15PM.

Members Present :

Bob Detwiler – Board Member
George Brown – Board Member
Beth Detwiler – Board Member
Stephen Rivas – Board Member
Ed Greco – Board Member
Frank O’Mahony -- Alternate

Members Absent :

Others Present (on-line or in person):

Pier Bacigalupa
Angelica Romero

AGENDA:

1. Confirmation of quorum. Quorum was confirmed.

2. Approval of agenda.

Motion to approve the agenda as presented by Beth. Motion seconded by George and approved unanimously.

3. Vote to approve minutes of prior Special Meeting on 10/18/2023.

Motion to approve last month’s minutes as presented by Ed, seconded by Stephen and approved unanimously.

4. Treasurer’s report.

Stephen reviewed the reconciliation documents from September and October. The beginning bank balance in September was \$55,653. The ending balance was \$52,842. Total Arrears were \$13,408. The beginning bank balance in October was \$52,842. The ending balance was \$61,620. Total Arrears were \$8,986, due to several owners paying up their accounts. Today’s bank balance is \$61, 626. Because our accountant had been on a trip some checks have not yet cleared, making our current balances seem high.

Bob reported that today’s Available Balance was \$56,239.52. Several large checks were signed recently, including the usual ones for Loren (\$3,794) and Therese (\$1,042), plus \$675 to pay Jake Nielsen for extra work and payment to DPC Industries of \$1,853.30 to include extra chemicals for a backup supply.

Beth reported that the DFA Interim budget was created by Stephen and Beth, and submitted for review by the DFA. This will become our final budget when cash on hand is updated in January. The IRS 2022 Tax Return was created by Therese and has now been submitted.

Motion to approve the DFA Interim Budget by Ed. Seconded by George and approved unanimously.

Motion to accept the Treasurer’s report by Beth, seconded by Ed and approved unanimously.

5. Treatment plant report.

Last month Jake checked the manholes in our roads to see if any sewer lines were sending large amounts of grease into our system. Most lines were sending some grease, but none had large amounts. We were charged about \$700 for the Jake’s work on these checks.

Beth and Jake have worked on an Emergency Response Plan (ERP) for what to do if any threatening situations are found at the plant. Beth met with an advisor from NM Rural Water Association (NMRWA) for input on emergency planning. He felt that, in general, our plant was well prepared for possible events. Emergency supplies of chemicals were purchased and 3 OSHA-approved warning signs were placed on the front door. Discussion included possible emergencies such as arroyo flooding, grass fire, and power outages.

6. Liens, collections and accounts in arrears.

Last week we filed a lien on one customer who was behind in payments for 5 months. We have liens on 1 or 2 accounts that have been paid up significantly, and we will release their liens if they continue making their payments.

7. Update on county sewer line & Connector roads.

Beth presented a Resolution to Support the Dissolution of the Association. This resolution is to support the plan to join with the County for sewer services and to dissolve the OMDWA. This will not be signed until an agreement with the County can be formally accepted by the Board. The NMRWA or a lawyer will be asked to review the agreement before approval. Discussions are on-going concerning the feasibility of getting reuse water returned to the village. Beth and Bob met with the sewer line project manager for advice, and have asked to meet with 2 County commissioners to discuss options for having an engineering study on the cost of installing a purple pipe line along with the new sewer line.

This week Bob and Beth met with the new Treasurer of the La Pradera HOA. They shared information with him about how a Mutual Domestic works. They also discussed the possibility of La Pradera joining the county line for sewer services.

Frank asked what would be done with the treatment plant after the new sewer line is installed. George replied that it could be transferred to the HOA if it is no longer needed as a wastewater treatment plant. Bob said it might serve as a lift station for irrigation water to the community, if we are successful in getting a purple line installed. Another option would be de-commissioning of the plant, with removal by the County.

Motion by Beth to approve the Resolution to Support Dissolution of the Association. Second by George. Motion was approved unanimously.

8. New business and Matters from the Floor.

Our Annual Meeting is scheduled for 12/2/23, after the HOA meeting that starts at 10 AM. The OMDWA meeting will start around 12:00, or maybe sooner. The Notice and Agenda for our Annual Meeting has been mailed by U.S.P.S. It will also be emailed with the zoom link, posted on our website and on our message board. We will need a quorum of 20 members to be able to conduct business at our meeting.

Members who are willing to continue to serve the second year of their term on our Board are Beth, Ed and Stephen. Bob, George and Frank will need to be nominated and voted on by the membership. They all stated that they would be willing to serve if elected.

Angelica Romero thanked the Board members for their work.

9. Schedule next meeting.

Our next Special Meeting is scheduled for Jan. 24, at 6:15 PM. This will be a hybrid meeting. Board members will meet in person, and a zoom link will be provided for others wishing to attend the meeting.

10. Vote to adjourn.

Motion to adjourn by Stephen. Motion was seconded by Ed and approved unanimously. Meeting was adjourned at 7:19 PM.