

OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
May 15, 2024, 6:15 PM

Call to Order: Meeting called to order at 6:13 PM.

Members Present :

Bob Detwiler – Board Member
George Brown – Board Member
Beth Detwiler – Board Member
Stephen Rivas – Board Member
Ed Greco – Board Member

Members Absent : Frank O’Mahony -- Alternate

Others Present (on-line or in person): Tricia and Al Neff

1. Confirmation of quorum. Quorum was confirmed.

2. Approval of agenda. Vote to approve agenda. Motion to approve made by Stephen. Motion was seconded by Ed and passed unanimously.

3. Vote to approve minutes of prior meeting of 3/20/2024. Motion to approve prior meeting minutes made by Stephen, seconded by Ed and approved unanimously.

4. Treasurer’s Report. Stephen reviewed the March and April reconciliation documents and reported the following:

March Beginning Bank Balance: \$62,282.18
March Ending Bank Balance: \$54,291.00
April Ending Bank Balance: \$54,411.91

Dues Outstanding as of 5/6/24: \$20,488.01
1-30 days overdue, total: \$7,179.83
Adjusted Outstanding Dues as of 2/5/24: \$13,308.18
Lien accounts total: \$10,745.80

Stephen reported that the Beginning Bank Balance for March was quite large, due to the Caitco Drainworks check for about \$5,000 which had not yet been cashed.

Q1 MFA report has been submitted.

Our 2023 audit draft has been submitted for review by the MP Group owners.

Motion to accept the Treasurer’s report made by George. Motion was seconded by Ed and approved.

5. Treatment plant update. In the last 2 months we paid Loren \$1,500 for work on the EPA permit renewal, plus a \$100 filing fee, \$1,200 to replace an oxygen meter, \$300 to remove grease from the lift station, and \$500 to clean the irrigation tanks. No date has been set for using reclaimed water for irrigation, but potable water irrigation on the plaza has begun. Stephen explained that an oxygen meter is used to measure safe oxygen levels in enclosed work spaces, such as the manhole for work on our underground chlorine contact tank.

6. Liens, collections and accounts in arrears. We released a lien on one customer’s property in March, and imposed a lien on another one. In April we sent “Right to Lien” notices to 3 customers who were behind in their payments by over \$300. By the beginning of this month, 2 of them were paid up, and the

3rd customer made a partial payment to avoid having a lien imposed. At this time we are ready to send "Right to Lien" notices to 2 other customers who are behind by more than \$300.

Recently we have been in contact with one owner who has a rental house and is behind by around \$880. This customer has a lien on his property and has been referred to CBF. He has told us to send his bills to his renter, and Therese has agreed to do this. Owners are ultimately responsible for payments to the Oshara MDWA for sewer services to their properties.

7. Update on county sewer line, irrigation plans and connector roads.

Progress has been made on getting the County to begin planning for sending potable water to Oshara for irrigation at a bulk rate when our sewer plant is decommissioned and we join with the new sewer line that the County is planning to build. George explained that he talked to our County Utilities contact person about 2 weeks ago. Work on the final details is on-going.

It was discussed that the reduction in traffic in Oshara, due to the Rabbit Road closure, has been a relief to residents.

8. New business and matters from the floor.

Tricia and Al had no questions or concerns at this time.

Beth reported that the OMDWA may need a new registered agent, now that the HOA has a new property management company. TinaMarie is checking on this. If needed, Beth will work on the required documents. The need for a registered agent is part of the NM Sanitary Project Act.

9. Schedule next meeting. Our next Special Meeting is scheduled for Wednesday, June 19th, 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.

10. Vote to adjourn. Motion to adjourn by Stephen. Motion was seconded by Ed and approved unanimously. Meeting was adjourned at 6:43 PM.