

OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
June 19, 2024, 6:15 PM

Call to Order: Meeting called to order at 6:22 PM.

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):

Reanni Lightwater
Debbie Rakotomalala
Miquela Sanchez

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 5/15/2024. Motion to approve prior meeting minutes made by Stephen, seconded by Ed and approved unanimously.

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

May Beginning Bank Balance: \$54,638.52

May Ending Bank Balance: \$50,428.09

Dues Outstanding as of 6/12/24: \$21,891.46

1-30 days overdue, total: \$9,489.90

Adjusted Outstanding Dues as of 6/12/24: \$12,799.51

Lien accounts total: \$10,445.70

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

5. Treatment plant update. Weeds around the plant were trimmed by Bob and Beth at the end of last month. This will save the expense of asking our landscaping crew to do the job.

There have been a large number of irrigation pipe leaks recently. This week we asked Loren if he could lower the pressure on the irrigation water, as it gets pumped out of the plant. He usually sets the pump at 60 psi. He said 60 psi was fairly low and should not cause any leaks, but starting yesterday he lowered it to 50 psi. We should watch to see if this lower pressure causes any problems, such as people not getting enough water at the far ends of any irrigation zones.

Discussion included the various causes of irrigation line leaks or breaks. One problem is that the underground pipes are getting old. Another cause is heavy pressure over the pipes, such as from large trucks. Also sometimes the pipe joints were never soldered together properly. George said an updated irrigation schedule would be helpful.

6. Updates on audit, DFA reporting and taxes. The audit is complete and has been approved in its final form. This will be ready to post on our website when Beth receives a digital copy of the final audit report. We had one violation in the audit and will be required to file a BAR on our 2024 budget after the Q2 DFA report is completed.

Beth will send the final approved document to Therese so she can use the required information on our 2023 IRS tax return.

Discussion included how the violation occurred and steps to ensure future compliance on the BAR issue.

7. Liens, collections and accounts in arrears. Last month we sent “Notices of Right to Lien” to 2 customers who owed more than \$300. This week we filed a lien on one of them, and the other has now paid up on their account. Also, we sent “Notices of Right to Lien” to 2 other customers, who each owe more than \$300.

8. Update on county sewer line, irrigation plans and connector roads. No progress yet noted on the new sewer line, or establishment of an account for a bulk water rate with the County.

Connector roads project is nearly finished. Rabbit Road will remain closed through the end of September. Discussion included impact on traffic patterns and future development of Oshara Phase 2.

9. New business and matters from the floor. Reanni Lightwater asked several questions about the irrigation this year. Then she thanked the Board members for their responses.

10. Schedule next meeting. Our next Special Meeting is scheduled for Wednesday, July 17 , 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.

101 Vote to adjourn. Motion to adjourn by Stephen. Motion was seconded by Ed and approved unanimously. Meeting was adjourned at 6:57 PM.