

**OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
September 18, 2024, 6:15 PM**

Call to Order: Meeting called to order at 6:11 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): none

1. Confirmation of quorum. Quorum was confirmed.

2. Approval of agenda. Vote to approve agenda. Motion to approve by George. Motion was seconded by Stephen and approved unanimously.

3. Vote to approve minutes of prior meeting of 8/14/2024. Motion to approve prior meeting minutes by Stephen. Motion was seconded by Ed and approved unanimously.

4. Treasurer’s Report. Stephen reviewed the August reconciliation documents. All purchases were normal. He reported the following:

August Beginning Bank Balance: \$54,665.62.
August Ending Bank Balance: \$53,402.21.
Dues Outstanding as of 9/15/24: \$20,467.06.
1-30 days overdue, total: \$6,433.37.
Adjusted Outstanding Dues as of 9/15/24: \$14,466.77.
Lien accounts total: \$13,119.14.

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

5. Treatment plant update. Allen Environmental was paid \$1,300 for extra work in August. They cleaned out the main treatment tanks and replaced a broken electric outlet on the outside of the plant.

Hal Burns Co. was paid \$3,700 for Thomas Dennis’ work on the portable generator, which included installing new electric circuit cards. He will come back for an annual inspection this week, which will include checking the diesel fuel and changing the oil. Jake told us the generator has been working well, with no false alarms.

6. Updates taxes and NMED permit renewal. There has been no new information on our permit renewal from NMED, but our permit expires in September.

Our Form 990 tax return has been submitted to the IRS, and will be uploaded to our new website.

7. Liens, collections and accounts in arrears. This week we sent Notices of Right to Lien to 2 lot owners who each owe more than \$300 to OMDWA. Also, we filed Liens on 2 lots on Blue Feather, as the builder owed \$410 on each. One of these lots was up for sale, and we contacted the real estate company to let them know about the lien. The sale happened today, and we have been informed that we will get a check for the amount owed to us on that property.

This month we released liens on 2 customers who have paid up on their accounts. One of these owners was referred to CBF last November, but Therese informed us that CBF already received their 25% share when the owner (or the renter) made a substantial payment in June.

Discussion included other collection or debt-selling options.

8. Update on county sewer line and irrigation plans. The connector roads are fully open now. According to an opinion piece in the New Mexican, this will give an incentive for new housing projects to move forward with their building plans in our area, and these projects will require new sewer lines. This makes it even more necessary for us to be informed about the County's plans for our new line to the Quill plant, via the Abajo lift station.

We had a message from the Treasurer of the La Pradera Board of Directors, saying he hadn't had any luck in contacting Paul Choman, of the County Utilities Dept. Gabe Bustos informed us that Paul has gone, and the new Interim Utilities Director is Travis Soderquist. We sent a message to Soderquist, but got no reply. Discussion included how to re-establish contact with the County utilities department. George requested the e-mail address for the new Utilities Director.

9. New business and matters from the floor. A training trip to the County's Abajo lift station and a tour of the Oshara treatment plant was proposed for October. Other training options were discussed, but no decision was made about those topics.

10. Schedule next meeting. Our next Special Meeting is scheduled for Wednesday, October 16, 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.

11. Vote to adjourn. Motion to adjourn by Stephen. Motion was seconded by Ed and approved unanimously. Meeting was adjourned at 6:45 PM.