

**OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
November 20, 2024, 6:15 P.M.**

Call to Order: Meeting called to order at 6:07 P.M.

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 Stephen. Motion was seconded by Ed and approved unanimously.

3. Vote to approve minutes of prior meeting of 10/16/2024. Motion to approve prior meeting minutes by Stephen. Motion was seconded by George and approved unanimously.

4. Treasurer’s Report. The following data were reported: October Beginning Bank Balance-- \$51,734.21. October Ending Bank Balance-- \$43,555.53. Bank Balance on 11/20/ 2024 is-- \$48,204.92. Discussion included factors making our Oct. ending balance unusually low. Our October reconciliation documents will be reviewed at our next Board meeting.

Our Interim budget for 2025 is due to the DFA on Dec.1st.

Discussion: the estimated revenue for 2025, needed rate increases in fees to meet increased expenses. Various increase options and percentages and scenarios were evaluated. It was suggested that we increase rates for connected residential, stand-by and base rate for commercial connected owners by 8%.

Motion to increase OMDWA current rates by 8% by George and Stephen. Motion was seconded by Ed and approved by the Board unanimously.

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

5. Treatment plant update. Oso del Agua LLC (OdA) has been contracted by the New Mexico Environment Department Ground Water Quality Bureau to provide on-site training and technical assistance to wastewater treatment facilities throughout New Mexico.

An evaluation of our sewer system by OdA was done in October. We recently received the report containing several suggested changes that could be made to make our treatment procedures more efficient. These are being evaluated by our operators. The suggested changes could make our operation safer, more effective, cheaper and able to produce testing results more in compliance with our permit.

7 of the OdA suggestions were presented. Discussion included implementing suggestions, possible benefits, alternatives, costs and affordability. An OSA grant has been applied for that might be able to help with equipment purchases.

6. Updates on taxes and NMED permit renewal. Our permit is still on administrative hold while the permit document is being drafted.

7. Liens, collections and accounts in arrears. In the 3rd week of October, a lien was filed on a property on Blue Feather Rd., where the house is under construction. The owner-builder owed us about \$570 at that time. We expect to receive the delinquent funds once the property is sold to a new owner, and then we will release the lien. Discussion included the possible release of another lien that is being discussed with the County Clerk.

8. Update on county sewer line and irrigation plans. In October our Board members received plans of our treatment plant and lift station. A tour of our lift-station by our operator was presented on Oct. 18. Discussion included operation, cleaning and volume of influent. Board members also visited the County's Abajo lift station.

A meeting to discuss the new County irrigation line design, construction and time frame with Commissioner Hughes and the County Project Division Manager has been requested.

9. New business and matters from the floor.

At the Annual meeting on 12/7/2024. Beth and Ed are up for re-election for 2 more terms. Stephen and George will continue on the Board for 1 more year of their terms. Bob would like to see if anyone else would like the last year of his term. If not, he will stay on the board.

Stephen has agreed to give the treasurer's report and report on raised rates. Discussion included presentation of rate increases and document signings required.

10. Schedule next meeting. Our OMDWA Annual Meeting will be on Saturday, December 7th after the HOA Annual Meeting. Notice and Agenda will be sent out by email which will include documents to be voted on by membership, and the zoom link and also will be posted on the message board. Members will also receive the Notice and Agenda by U.S. mail.

Our next Special Meeting is scheduled for January 22nd, 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 Bob. Motion was seconded by Stephen and approved unanimously. Meeting was adjourned at 7:15 P.M.