

OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
December 17, 2025

Call to Order: Meeting called to order at 6:16 P.M.

Members Present:

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

Members Absent:

Frank O'Mahony – Board Member
Bob Detwiler - Alternate

Others Present (on-line or in person): None

1. Confirmation of Quorum. Quorum was confirmed.

2. Approval of agenda. Motion to approve the agenda as presented by George. The motion was seconded by Stephen and approved unanimously.

3. Vote to approve Minutes of Prior Meeting of 11/19/2025. Motion to approve prior meeting minutes as presented by Stephen . The motion was seconded by George and approved unanimously.

4. Matters from the floor. None.

5. Treasurer's Report. Stephen reported on the November ledger and reconciliation. Nov. Beginning Bank Balance: \$16,083.88. Nov. Ending Balance: \$33,584.07. Current Bank Balance as of 12/16/25: \$33,253. Available Balance: \$33,694. Financial situation is improving. 150 owners have now paid the Special Assessment. 45 owners have not paid this yet. Adjusted outstanding is now \$19,948. The amount owned on properties with liens is now \$8,000 less than it was at its peak. Questions about several check and billing amounts were explained.

Motion to accept the Treasurer's Report by George. The motion was seconded by Beth and approved unanimously.

6. Treatment Plant update. Beth and Ed met with head of Electrical Services to discuss repair needs and costs. There was some negotiation on the invoices from work that this company had done for OMDWA. Some charges were removed. There is still electrical wiring that needs additional work. Discussion included: options for safety and correctness of repairs, costs and timing. This work will not be scheduled until mid-January, so we have time for meeting again with electricians, planning and research of safety issues and maintenance of plant functions. We will arrange another meeting with the Electrical Services owner when other Board Members can be present. We will request an estimate in writing and a diagram of planned wiring changes.

7. Liens, collections, legal actions and accounts in arrears. Ed described progress on 2 small claims suits that are now completed and judgement amounts are being paid. A hearing was held on another suit that is in progress. This will be scheduled for mediation. In another suit filed with small claims court, the owner has not yet been served with the subpoena. Santa Fe County Sheriff's Department will serve subpoenas, but that may take 30-90 days.

8. Updates on DFA reporting. There has been no response on the 3rd quarter DFA report that was submitted. The final DFA Budget for 2026 is due in January. We will also submit the 4th quarter DFA report at that time along with any budget adjustments needed.

9. Update on County Sewer Line, Irrigation Plans: Beth contacted project manager for an update. No response was received.

10. Other Business. Review of Annual Membership Meeting: Board signatures on 2 documents were done to complete paperwork for 2025 Annual Meeting.

11. Schedule Next Meeting. Our next Special Meeting is scheduled for Jan. 21st 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.

12. Vote to Adjourn. Motion to adjourn by Stephen. The motion was seconded by George and approved unanimously. Meeting was adjourned at 7:14 P.M