OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
January 21, 2026

Call to Order: Meeting called to order at 6:14 P.M.

Members Present:
Ed Greco – Board Member
George Brown – Board Member
Stephen Rivas – Board Member
Beth Detwiler – Board Member
Frank O'Mahony – Board Member

Members Absent:

Bob Detwiler - Alternate

Others Present (on-line or in person):
Miquela Sanchez, Marella Cosilini,
James Rodewald

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 12/17/2025. Motion to approve prior meeting minutes as presented by Stephen. The motion was seconded by George and approved unanimously.

4. Matters from the floor. Miquela had no comments at this time. Marella introduced herself and her husband as new owners. They had no questions at this time.

5. Treasurer's Report. Stephen reported on the December ledger and reconciliation. Dec. Beginning Bank Balance: $33,584. Dec. Ending Bank Balance: $38,387. Current Bank Balance as of 1/20/26: $46,470. Available Balance: $47,120.

Dues outsanding as of 12/8/25: $31,784. 1-30 days overdue: $12,757. Adjusted Outstanding Dues: $19,948. Lien accounts total: $11,153. Lien accounts count: 12. Special Assessments outstanding: 45 (-25%).

We ended the year $9,649 in the red.

Aging Report should be available later this week. Ed signed checks amounting to $9,421.09 this week.

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

6. Treatment Plant update. Beth, Ed and Stephen will meet with head of Electrical Services on Feb. 6th to discuss repair plans and equipment costs. The repair completion is planned for Feb. 20th. Stephen showed a schematic of the electrical wiring in question and explained possible wiring problems that may have caused the symptoms that occured in a recent power event.

The contract for Allen Environmental needs to be renewed. Some clarifications and modifications will be discussed. Discussion included: charges for extra non-contractual work, accessibility of invoices on such work, emergency response timing. Beth will arrange a meeting with Loren and Frank to work on clarifications in the new budget.

7. Liens, collections, legal actions and accounts in arrears. Ed shared progress on Small Claims Courts filings: One was resolved in our favor during mediation. Another owner received the summons from

court and has agreed to pay. Both these cases will be resolved with payments of $1000 cash and further $100 monthly payments until debt is resolved. Owners must continue to pay monthly fees as part of the agreement. A current Aging Report will help us to evaluate how owners' commitments are being met.

8. Updates on DFA reporting. There was a problem with the 4th quarter report that has now been corrected. The Budget Adjustment (BAR) is now ready to be submitted to the DFA. Stephen and Beth will submit this on 1/23/26. When the BAR is approved, the 4th quarter report and the 2026 Final Budget will be submitted. Resolutions signed by the Board are required for these submissions.

Motion to approve Resolution on BAR 25 to 2025 Budget by George, seconded by Frank and approved unanimously.

Motion to approve the Resolution for Q4 DFA report of 2025 by Stephen, seconded by Frank and approved unanimously.

Motion to approve the Resolution for the 2026 final budget by Stephen, seconded by George and approved unanimously.

9. Update on County Sewer Line, Irrigation Plans: Beth contacted project manager for an update. His report is as follows: There are three projects that are associated with the connection of the Oshara and La Padera communities to the County sewer system**:** Arroyo Hondo SR-14 Sewer interceptor, Abajo Lift Station and Quil Wastewater Treatment Plant Expansion. These projects are underway and all are scheduled for completion in 2027 or 2028

10. Other Business. Review of Annual Membership Meeting: Our 2025 Sec. of State Annual Report was submitted with a change of the Enrolled Agent.

Ed shared a mediation settlement and the letter of a grant to pay for 2025's audit.

11. Schedule Next Meeting. Our next Special Meeting is scheduled for Feb. 18th 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 George. The motion was seconded by Frank and approved unanimously. Meeting was adjourned at 6:52 P.M