

OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
February 18, 2026

Call to Order: Meeting called to order at 6:10 P.M.

Members Present:

Ed Greco – Board Member
George Brown – Board Member
Beth Detwiler – Board Member
Frank O’Mahony – Board Member

Members Absent:

Stephen Rivas
Bob Detwiler - Alternate

Others Present:

Rose Valerio

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 Frank and approved unanimously.

3. Vote to approve Minutes of Prior Meeting of 1/21/2026. Motion to approve prior meeting minutes as presented by Frank. The motion was seconded by George and approved unanimously.

4. Matters from the floor. An attending owner stated that some mediation obligations had been met to pay sewer service charges. They had made some monthly payments, and some payments may be late as their funds become available. Discussion included options for trash service in Oshara and possibly sending out a newsletter to explain invoices that owners may get: OMDWA for sewer services and Sentry for HOA expenses, such as village upkeep, irrigation and management.

5. Treasurer’s Report. Beth reported on financial status: Jan. Beginning Bank Balance: \$38,387. Jan. Ending Bank Balance: \$44,629. Current Bank Balance as of 2/17/2026: \$46,975. Available Balance: \$49,235.

There was no new report on overdue accounts. Ed has not yet signed checks this month, but they usually amount to about \$9,420.

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

6. Treatment Plant update. Beth, Ed and Stephen met with the head of Electrical Services on Feb. 6th to discuss repair and equipment costs for the generator. Repair completion is planned for March 6th. Electrical Services’ repair labor will be done at no cost. OMDWA will pay for needed materials.

A junction box will be purchased to protect an electrical connection at the treated water storage tanks.

The contract for Allen Environmental is ready to be accepted. Discussion included amount of increase in charges for 2026 and 2027 and the system for approval of extra charges that are invoiced.

Motion to accept the 2026-2027 operator’s contract with Allen Environmental by George. Motion was seconded by Frank and approved unanimously.

7. Liens, collections, legal actions and accounts in arrears. Ed shared progress on Small Claims Court Filings. All court claims are now settled and payments are being made. We will obtain a current aging report to evaluate the need for more filings in small claims court.

8. Updates on DFA reporting. DFA reports for the 2025 4th quarter and 2026 final budget were submitted. These have not yet been formally approved.

9. Update on County Sewer Line, Irrigation Plans. Update from Commissioner Hank Hughes is as follows: "Here's what we know. As for projects, we are looking to have the SR-14 line operational by Q1 2028. As for allowing additional flow into the line, that will be determined by Brian and Travis (County Utilities managers) based on the expansion of the Quill plant, along with completion of the Abajo lift station to allow for the extra flows. So, in other words, several years at least."

Discussion included explanation of our goal of connecting with Santa Fe County for sewer service, challenges and benefits of joining the County, timing of possible connection, and suggestion of creating a letter from Oshara owners supporting the proposed connection with the County for sewer services.

10. Other Business. 2025 Annual Audit: We have been assigned Baldwin Accounting LLC to work with us on our 2025 Audit. Requested documents are being submitted and will continue to be sent to them as needed to complete the audit by May.

11. Schedule Next Meeting. Our next Special Meeting is scheduled for March 18 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 by zoom.

12. Vote to Adjourn. Motion to adjourn by Beth. The motion was seconded by George and approved unanimously. Meeting was adjourned at 6:51 P.M.