

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

**Call to Order:** Meeting called to order at 6:15 P.M.

**Members Present:**

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

**Members Absent:**

Frank O’Mahony – Board Member

**Others Present:**

Miquela Sanchez

**1. Confirmation of Quorum.** Quorum was confirmed.

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

**3. Vote to approve Minutes of Prior Meeting of 2/18/26.** Motion to approve prior meeting minutes as presented by George. The motion was seconded by Stephen and approved unanimously.

**4. Matters from the floor.** Ed discussed a home where owners owe over the amount needed to consider court filing. Warning letters have been sent. Ed will file this with Magistrate Small Claims Court.

Miquela pointed out that some traffic around the plaza does not comply with “One Way” and “Yield” signage, thus creating a hazard. George will bring this up at the coming HOA meeting. Also, some pot holes have been filled by our landscapers.

**5. Treasurer’s Report.** Stephen reported on financial status and February reconciliation docs and ledger: Feb. Beginning Bank Balance: \$44,629.97 . Feb. Ending Bank Balance: \$46,884.48. Current Bank Balance as of 3/17/2026: \$ 51,881.87. Available Balance: \$51,524.65 . Our overdue amount has been reduced to \$22,242.

Ed signed checks for \$7,200 and reviewed these. All were for routine amounts.

A change in Quick Books to an updated version is now being required and may cost us an extra \$100 per month. Stephen will discuss this with our accountant.

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

**6. Treatment Plant update.** Electrical re-wiring on west side panels was completed on March 10th. Electrical Services’ repair labor was done at no cost. OMDWA will pay for needed materials. Some payment for Hal Burns Generator service on March 10 may be charged to OMDWA.

The invoice for the annual maintenance service on the generator was discussed. It was decided to schedule this work, including the “load test”. The cost will be \$1,635.

An email warned that hackers may be able to disable or disrupt the functioning of PLC computer systems at waste water and drinking water plants. Since our plant does not have a phone or WIFI connection, this should not apply to us. If we do have any computer issues in the future, our operator can contact Stephen for assistance and advice.

**7. Liens, collections, legal actions and accounts in arrears.** Ed described the court filing that he will initiate.

**8. Updates on DFA reporting.** The 2026 audit is being written now and a draft will be sent to us by the auditor. Our NMED permit inspection was done and draft results have not been received. Discussion included possible needs for security fencing and re-use water signage.

**9. Update on County Sewer Line, Irrigation Plans.** A draft letter to the Board of County Commissioners was written and will be sent out for Board input. Petition signatures can be obtained at events this year. Beth will send the draft letter to Board Members for additions and corrections.

**10. Other Business.** None at this time.

**11. Schedule Next Meeting.** Our next Special Meeting is scheduled for April 15<sup>th</sup> 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 George . The motion was seconded by Stephen and approved unanimously. Meeting was adjourned 6:46 P.M.