OSHARA MUTUAL DOMESTIC WASTEWATER ASSOCIATION
SPECIAL OPEN BOARD OF DIRECTORS MEETING MINUTES
July 29, 2026

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

Members Present:
Ed Greco – Board Member
Stephen Rivas – Board Member
Miquela Sanchez – Board Member
George Brown – Board Member
Beth Detwiler – Board Member

Members Absent:

Others Present:
Brittany Coriz, NM Rural Water Association
Steve Bourgault

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

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

3. **Vote to approve Minutes of Prior Meeting of 6/17/26.** Motion to approve prior meeting minutes as presented by George. The motion was seconded by Stephen and approved unanimously.

4. **Update on County sewer line, irrigation plans and acquisition agreement.** Brittany Coriz is a technical specialist from NM Rural Water Association. She talked with the Board via zoom about steps to take to complete an Acquisition Agreement with Santa Fe County for their takeover of our plant. Discussion included legal services for an Acquisition Agreement, planning for plant dissolution, funding possibilities, documents or formats to help with Agreement drafting, and requesting a meeting with Santa Fe County Utilities and others to include in such a meeting.

Beth will send samples of an agreement and a dissolution plan to the Board Members. Brittany will send contacts for legal services.

5. **Matters from the floor.** Steve Bourgault was welcomed as a new resident. He was attending to learb of the issues the Board of Directors addresses. He was invited to attend the next meeting in person.

6. **Treasurer's report.** Stephen reported on June financial status, reconciliation documents and ledger: June Beginning Bank Balance: $55,346.56. June Ending Bank Balance: $55,134.04. Current Bank Balance: $58,094.89 . Outstanding debt is around $18,000. About $10,000 is from properties with liens due to non-payment. Discussion included accounts approaching the overdue amount where liens will be considered.

Stephen reported on the 2nd Quarter DFA report and the income and expenses as listed. The 2026 Q2 DFA report was sent to Board Members to review and was submitted to DFA.

Ed signed checks for $7,367 and reviewed these. The checks were for chemicals and regular monthly fees.

Motion to accept the 2026 Q2 DFA Report by George . The motion was seconded by Stephen and approved.

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

7. Treatment plant update. A bid was sought on mowing weeds at the sewer plant. The bid of $303 was accepted and the landscaping company will be contacted.

8. Liens, collections, legal actions and accounts in arrears. Ed reviewed the status of accounts in arrears. Owners close to getting a lien will be sent a warning e-mail. In some cases a second email or more formal letter will be sent. There are owners who have already lost a court case, have passed away or can not be found and still have accounts in arrears. Ed will seek advice from the Judicial Court on how to handle these cases.

9. Updates on reporting. Beth reported on the final results in the 2025 State Audit. This was sent to Board Members to review**.** No fraud or financial mis-management was found. In the future Board Members will review and vote to approve the annual Asset Inventory. The Board Members will also need to review and vote to approve all quarterly DFA reports. Board votes must be recorded in the meeting minutes. All quarterly reports for 2025 were accepted by the DFA.

Motion to accept the Final Audit Report by George. Motion was seconded by Stephen and approved unanimously.

10. Other business. Date for 2026 Annual Membership meeting will be 12/5/2026.

11. Schedule next meeting. Our next Special Meeting is scheduled for August 19th at 6:15 P.M. 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 Stephen. The motion was seconded by George and approved unanimously. Meeting was adjourned at 7:06 P.M.