

BMDWCA
Board Meeting Brazos Fire Station
July 2, 2022

Final Meeting Minutes

Call Meeting to Order	Bob Cooke called meeting to order at 10:08
Roll Call	In attendance: Bob Cooke, Karen Adam, Irv Lindemuth, Dennis Fahs, Chris Dennison, David Hebertson, Jim Banister attended via Google Meets. Amanda Urioste: Absent. Teri Fahs: taking minutes Visitors: Judy & Jeff Harris, Dan & Brian Latimore, and Brian Padilla
Approval of Agenda	Karen Adam moved, and David Hebertson seconded motion to approve agenda. Vote: Irv Lindemuth, Karen Adam, Chris Dennison, Dennis Fahs, David Hebertson, Jim Banister- Aye Nay-none Abstain-Bob
Approval of June 18 th , 2022, Minutes	Motion to table approval by Irv Lindemuth Second by Dennis Fahs Vote: Irv Lindemuth, Karen Adam, Chris Dennison, Dennis Fahs, David Hebertson, Jim Banister- Aye Nay- none Abstain-Bob
Reports	<p>President’s Report – Bob Cooke:</p> <ol style="list-style-type: none"> 1. Letter of permission to all access to and use of BMDWCA water tank located on Fall Creek given to Brazos Volunteer Fire Department chief Mike Valdez. Approval for access given during June 18th BOD BMDWCA meeting. Copy of letter attached. 2. Above referenced storage tanks require pipes to be capped. Caps may be applied within the well house as per Levi Sandoval 3. Jim Banister indicated that several of our current members do not have valid BMDWCA, Inc. certificates. The Board in 2000 made the attempt to issue new certificates showing the new BMDWCA, Inc. changes, but once printed and signed by Paul Shultz they were found to be invalid and the issuance was dropped. However, the Membership Lists from 2000 to present reflect the issuance of these certificates, which never happened. John Hoffman had requested DeeJ Banister, Records Custodian, to research the membership and provide the names of those needing new certificates. The research was completed, but John passed away before he could complete the task. Jim will provide these names to Bob Cooke. 4. Well House 4 – began pumping on June 29th with an initial rate pf 1 gpm. Currently averaging 5 gpm. Tank water is currently not being used. Levi needs to scrub the tank and check turbidity. Final well inspection scheduled for July 6, 2022 at 10 AM. 5. Water Meters – Karen Adam “food for thought” investigate electronic drive-by read-out meters (R-900). Install the meters in a timely (quick) manner, so that leaks on private property can be discovered quickly. Irv Lindemuth added that current meters must be pulled out of the ground to read and are very heavy. The meters are currently only read once a year providing little data for use. The old meters cost was approximately \$80 while new will be approximately \$300 each. David Hebertson volunteered to research new meters and gather data on old meters. He will report on or before the October general board meeting. 6. Budget committee will be made up of Bob Cooke, Irv Lindemuth, and Karen Adam. The 2023 budget is due to the state on July 28th, 2022. 7. Karen Adam will secure a new post office box at either Tierra Amarilla or Chama post office, or at the PO boxes on Hwy 512. She will update all accounts requiring a current address. 8. Bob will contact Rhonda Holderman at the NMED Construction Programs Bureau to increase our state loan \$10,000. Bob will ask David O for Rhonda’s contact information. <p>Director’s Reports</p> <ul style="list-style-type: none"> • David Hebertson – no report • Chris Dennison – no report • Dennis Fahs- Well #4 is up and running. Concerns were raised regarding: <ol style="list-style-type: none"> 1. The installation of the chlorine lines. The pulsing of the chlorination system may loosen the lines creating chlorine leaks. 2. Caulking of the roof, and exterior siding is incomplete which will cause temperature concerns.

BMDWCA
Board Meeting Brazos Fire Station
July 2, 2022

Final Meeting Minutes

	<ol style="list-style-type: none"> 3. Pressure switch may not be powerful enough. 4. Cost of proposed Pump Tech or overload switch. 5. Back fill of electrical trenches not to code. 6. Road finishing is “lousy”. 7. Dennis is to contact John Schrandt and ask for an electronic copy of the well installation contract <ul style="list-style-type: none"> • Jim Banister – spoke with a member behind the Cliffview restaurant regarding a leak at his stop and waste valve possibly being faulty, so his water was turned off at the meter. • Irv Lindemuth – has been working with Karen Adam and Bob Cooke on Board finances and system operation. Bob Cooke will contact Levi Sandoval with regards to “what does it take” to allow a member of the board (Irv) access to the well house(s) to gain data on water use.
<p>Treasurer’s Report</p>	<p>Karen Adam</p> <p>Beginning Balance 6-18-2022 \$19,234.59 NM Bank & Trust</p> <p>Expenses 1,289.44 Quick books, Gretchen Denman and NORA</p> <p>Deposits 2,373.00 membership fees</p> <p>Balance as of 7-2-2022 \$ 19,863.16</p> <p>Accounts receivable 5,409.58 membership fees</p> <p>Fidelity Bond & Money Market Account 6-18-2022 \$ 68,305.44</p> <p>Questions for Karen:</p> <ol style="list-style-type: none"> 1. What are the specific invoices from File Construction and what invoices are still outstanding? Karen will try and investigate each question. 2. Irv Lindemuth, Dennis Fahs & Chris Dennison questioned the cost of Pay Pal. Approx 6% or \$16.25 per payment. If Pay Pal used in future add cost of use to the payer. 3. Irv Lindemuth will investigate govcard.org
<p>New Business</p>	<p>Future Budget</p> <ol style="list-style-type: none"> 1. Budget committee (Adam, Cooke, Lindemuth) will meet and present 2023 by July 23, 2022 2. David Hebertson suggested to the Board that nothing be spent until the new budget is in place. He would like to see the development of 3-, 5- and 10-year plans 3. Irv Lindemuth hopes to immediately develop a 3-to-6-month spending plan <p>David Hebertson left at noon and a few minutes later Jim Banister lost Internet connectivity</p> <p>Fidelity Account</p> <ol style="list-style-type: none"> 1. Dennis Fahs moved, and Chris Dennison seconded that: “All monies in the Fidelity Bond accounts be transferred to the Fidelity Money Market Account” Vote: Dennis Fahs & Chris Dennison: Aye Karen Adam and Irv Lindemuth: Nay. President Bob Cooke broke the tie with a Nay. Motion: FAILED 2. Irv Lindemuth moved, and Karen Adam seconded that “All Fidelity accounts be closed and the monies be moved to the Board’s New Mexico Bank and Trust (NMB&T) account” Vote: Irv, Karen and Chris: Aye, Dennis and Bob: Abstain Motion: PASSED 3. Karen Adam will contact Jay Mason, the signatory on the Fidelity account, and travel to Albuquerque (or Santa Fe) to close account and take the resulting monies to NMB&T. <p>Water System Improvements</p> <ol style="list-style-type: none"> 1. David Hebertson will present to the Board his finding on water meters by the October 22 meeting.

BMDWCA
Board Meeting Brazos Fire Station
July 2, 2022

Final Meeting Minutes

	<p>Property Lease for Middle Tank from UBPOA</p> <ol style="list-style-type: none">1. The original lease from the UBPOA to the BMDWCA was signed in March 2000. The lease called for the BMDWCA to pay the UBPOA the yearly amount charged members as a yearly lease. The lease is for 99 years.2. Irv Lindemuth moved, and Karen Adam seconded: "Reclassify the UBPOA membership from user to non-user status." Vote: Irv Lindemuth, Karen Adam, Chris Dennison. Dennis Fahs: Aye Nay-None Abstain-Bob Motion: PASSED
Old Business	<p>Hiring a bookkeeper</p> <ol style="list-style-type: none">1. Chris Dennison moved, and Dennis Fahs seconded: "Do not hire a bookkeeper at this time" Irv Lindemuth, Karen Adam, Chris Dennison and Dennis Fahs: Aye Nay: none Abstain: Bob Motion PASSED <p>Hiring an attorney</p> <ol style="list-style-type: none">1. Dennis Fahs moved, and Karen Adam seconded: "Do not hire an attorney at this time" Irv Lindemuth, Karen Adam, Chris Dennison and Dennis Fahs: Aye Nay-none Abstain: Bob Motion PASSED2. Point of interest: Previous Attorney will retain files until current board has a new attorney. <p>Jake Collison</p> <ol style="list-style-type: none">1. Karen Adam moved, and Irv Lindemuth seconded "The Board authorizes Chris Dennison and Dennis Fahs to identify trees to be cut down by Jake Collison if Collison assumes all responsibility to his actions." Bob Cooke will write a letter for Jake and deliver it to Chris Dennison to deliver to Jake prior to his cutting of trees. Irv Lindemuth, Karen Adam, Chris Dennison and Dennis Fahs: Aye Nay – none Abstain: Bob Motion: PASSED <p>Distribution Manager (replaces Tractor Operator Contract position)</p> <ol style="list-style-type: none">1. This is an "on-call" position that includes, but is not limited to, maintenance throughout the systems including meters, new connects, trouble shooting, re and disconnects, valve exercising, meter shut offs and on, oversees conditions of equipment, etc. Dennis Fahs moved, and Karen Adam seconded "Table the discussion on the distribution manager." Irv Lindemuth, Karen Adam, Chris Dennison and Dennis Fahs: Aye Nay – none Abstain: Bob Motion: TABLED <p>Change Order for Sierra Engineering</p> <ol style="list-style-type: none">1. Dennis Fahs moved, and Chris Dennison seconded "Table the change order from Sierra Engineering". Irv Lindemuth, Karen Adam, Chris Dennison and Dennis Fahs: Aye Nay – none Abstain: Bob Motion: TABLED2. Dennis Fahs will contact John Schrandt and request a revised change order for the initial July 1st change order. If Schrandt can provide a Pump Tech for \$1500 or less the Board will revisit the updated change order to include this item. If not, revise the July 1st change order to show only the rock removal portion <p>Open Board Position</p> <ol style="list-style-type: none">1. Bob Cooke recommended a search for candidates interested in a position on the board. It was noted that for 6 years very few people have expressed interest in being on the Board.

BMDWCA
Board Meeting Brazos Fire Station
July 2, 2022

Final Meeting Minutes

	2. Chris Dennison moved, and Karen Adam seconded: "Offer Ryan Costanza the open position on the BMDWCA." Lindemuth, Adam, Dennison and Fahs: Aye Nay – none Abstain: Bob Motion: PASSED
Public Comment	None
Next Meeting	July 23 rd , 2022, at the Brazos Volunteer Fire Station meeting room
Adjourn	1:45 PM

Respectfully submitted, Teri Fahs July 2, 2022