

MINUTES - REGULAR MEETING
Board of Directors of Timberon Water and Sanitation District
Tuesday February 10, 2026 at 5:00 pm
Timberon Community Center, "Lodge"
1 Bobwhite Circle, Timberon, NM 88350

Authorized by Otis Price, Chairman of the Board of Directors, Timberon Water & Sanitation District.

CALL TO ORDER

The meeting was called to order at 5:00 PM by Chairman Price

Pledge of Allegiance

Salute to the New Mexico Flag *"I salute the flag of the state of New Mexico, the Zia symbol of perfect friendship among united cultures."*

ROLL CALL

Board members present: Chairman Otis Price, Vice Chair Caleb Flora, Treasurer Josh McCurdy, Director Derenda Robb.

A quorum was achieved.

Board members absent: Director Jesse "JJ" Duckett.

Staff Present: General Manager Wendy Case, Board Secretary Nanette Thorell

APPROVAL OF AGENDA

Treasurer McCurdy moved to approve the agenda. Vice Chair Flora seconded the motion. A vote was called. All voted in favor, none opposed. The motion to approve the agenda carried unanimously.

MANAGER REPORT

General Manager Case presented her report. During the previous month, Well #1 (Plant) produced 3,291,120 gallons, and Well #2 (Golf Course) produced 1,539,076 gallons, for a total production of 4,822,000 gallons. Total water sold was 1,054,397 gallons, resulting in a calculated water loss of 78%.

GM Case stated that the recent heavy snowfall and associated power outages highlighted areas where improvements are needed. The District will be meeting with Tony McWilliams to develop a emergency response plan. A backup pump for Tank 4 has been installed, and a backup pump for Tank 2 is currently on order.

The District is awaiting laboratory results following required testing; two separate lab tests were conducted. The Precautionary Water Boil Order will remain in effect until results are received. When such orders are issued, notifications are posted on Facebook, and staff contact residents by phone using the numbers on file. GM Case noted that the most recent phone notification process required approximately three hours to complete. Full-time residents are encouraged to provide an email address to the office to allow for faster communication in the future.

The District is in the process of updating billing practices and encourages customers to enroll in email billing. Residents are asked to contact the office to ensure their contact information is current and accurate.

GM Case noted that two Starlink systems for the water crew will be discussed later in the meeting. The need was recently demonstrated when a propane leak was reported by a community member while crew members were outside radio range. Contact was eventually made, and the issue was addressed.

She also reported that she will begin spending part of her time working in the maintenance shop. The District continues to work with the County regarding trash services, with the hope that the County may assume responsibility in the future.

Standby billing has been issued. Payroll services have transitioned in-house and will be processed internally beginning with the upcoming payroll cycle. Additionally, the newly purchased QuickBooks system successfully transferred all District data without issue.

GM Case concluded by reporting some good news - the Hoover line repair is currently holding.

TREASURER REPORT

Treasurer McCurdy read the bank balances:

F&S: \$75,293.50

Operations: \$57,772.99

USDA: Construction Pass Through \$845.78; Debt Service \$993.46; Short Term Asset Replacement \$167,404.77

Water Restricted Reserves: \$155.82

Water Standby: \$38,810.02

BUDGET & BYLAWS COMMITTEE REPORT

There was nothing to report from the Budget & Bylaws Committee.

OLD BUSINESS:

(1) Discuss/Approve minutes of the January 20, 2026 Special Meeting.

Treasurer McCurdy moved to approve the minutes of the January 20, 2026 meeting. Vice Chair Flora seconded the motion. A vote was called. All voted in favor, none opposed. The motion to approve the minutes carried unanimously.

NEW BUSINESS

(1) Discuss/Approve the purchase of two Starlink Mini's to facilitate better communication between the office and the field crew. Cost will be \$1,800 for the first year, which includes equipment and monthly dues.

Chairman Price reviewed the need for the Starlink communication systems, explaining that they would provide more reliable communication between the office and field personnel, particularly in areas where radio service is limited or unavailable. He outlined the projected first-year cost of \$1,800, which includes the equipment and monthly service fees.

Because the systems require an ongoing monthly expense, GM Case requested Board approval prior to purchase. Director Robb moved to approve the purchase of two Starlink Mini's. Treasurer

McCurdy seconded the motion. A vote was called. All voted in favor, none opposed. The motion carried unanimously.

(2) Discuss/Adopt RESOLUTION NO. 2025/2026-002 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TIMBERON WATER AND SANITATION DISTRICT AUTHORIZING THE SUBMISSION OF TWO GRANT APPLICATIONS TO THE COLONIAS INFRASTRUCTURE BOARD

Chairman Price reviewed Resolution No. 2025/2026-002, explaining that House Bill 493 adjusts the audit requirement for entities applying for certain grants. Adoption of this resolution fulfills a requirement necessary to submit grant applications to the Colonias Infrastructure Board.

The first grant application seeks \$120,000 to upgrade the District's dumpster transfer station. Proposed improvements include increasing the number of dumpsters, constructing a designated transfer site with fencing and signage, hiring an attendant to reduce misuse, and maintaining sanitary conditions in the area.

Grant Writer Anita provided additional details, noting that the grant requires a 10% loan at 0% interest and a 10% match. The District may meet the match requirement through a "soft match," which allows the value of District labor and equipment use to be applied toward the matching requirement.

The second grant application requests \$50,000 to upgrade security fencing at the water plant, as required by findings from the recent Sanitary Survey. The fencing must be brought into compliance with Homeland Security standards. This grant carries the same 10% loan and 10% match requirements as the first. The project will be put out for bid in the near future.

PUBLIC COMMENT

Community member Jeff inquired about reports of the new well at the water plant overflowing. General Manager Case stated that I&C was on site the previous day to review and program the SCADA system and is preparing proposals outlining corrective measures to address the issue. Additional discussion followed regarding operational concerns at the plant.

Community member Steve asked how the District calculates water loss. GM Case explained that water loss is determined by subtracting total gallons sold from total gallons produced.

There was discussion regarding Asterra, the company that identified a significant leak in Cloudcroft using satellite and infrared technology. Asterra had previously conducted work in Timberon but did not detect any major leaks at that time, possibly due to timing-related factors. Chairman Price reported that he has contacted the company to inquire whether advancements in their technology might warrant a new review.

Community member Tiffany asked about the annual cost of trash services. GM Case responded that the District spent approximately \$110,000 on trash services last year, noting that costs fluctuate seasonally. Tiffany also asked whether the District was current on the \$62,000 in fines associated with findings from the Sanitary Survey. GM Case stated that the District remains in communication with the New Mexico Environment Department (NMED) and that fines are expected to be reduced as corrective actions (such as upgrading the fencing at the plant) are completed.

Tiffany also asked whether all former board members had been removed from the District's bank accounts. GM Case responded that Chairman Cruy is the only former board member still listed on the checking account, and the necessary paperwork has been submitted so he may remove his name. She stated that this is expected to be completed within the week or shortly thereafter.

DIRECTORS REMARKS

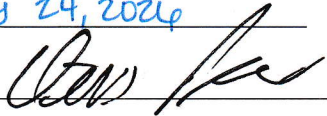
Chairman Price informed the community that he and Fire Chief McWilliams are working on an Emergency Preparedness plan.

GM Case encouraged everyone to sign up for email notifications at the website www.timberonwater.com.

MOTION TO ADJOURN

Treasurer McCurdy moved to adjourn. Vice Chair Flora seconded the motion. A vote was called. All voted in favor, none opposed, the motion to adjourn carried, and the meeting adjourned at 5:39 PM.

Approved February 24, 2026

Chairman Otis Price 

Secretary Nanette Thorell 