

**MINUTES OF THE DECEMBER 11, 2018 WORK SESSION MEETING**  
**OF THE TWSD BOARD OF DIRECTORS**

Attending the meeting were Chairman Joseph Mainello, Vice Chairman Richard McMullen, Treasurer Lester "Brent" Henderson and Director Michael Gonzalez. Director Clark Clement was absent. There being a quorum present, the meeting was called to order by Chairman Joseph Mainello at approximately 6:00 PM.

Saluting of the flags was accomplished.

**Approval of Agenda:** Vice Chairman Richard McMullen moved to approve the agenda as written. Director Gonzalez stated that the agenda handed out at this meeting was not the same as the one emailed to the Board. Vice Chairman McMullen moved to withdraw his motion. The GM printed the original agenda and presented it to the Board and audience. Vice Chairman McMullen moved to approve the original agenda as written. Director Gonzalez seconded. There being no discussion, the vote was called. Chairman Joseph Mainello, Vice Chairman Richard McMullen, Treasurer Lester "Brent" Henderson and Director Michael Gonzalez voted aye. The motion passed.

**Old Business.**

General Manager's Report. General Manager, Ronald Wyatt, gave his report.

The safety meeting for the month was on operating heavy equipment. The safety aspect of it was maintenance, repair, being watchful of others around and keeping the equipment well-greased.

Some of the guys are still working on the materials for the Springs Project. They need approximately 500 tons. They are not quite half way yet. The job went out for bid Monday in the paper. It will probably be 2 weeks or the end of January before they get started.

Still working on the Operations and Maintenance manual for ground water. The first draft should be completed by the end of the week.

There is a scheduled inspection next week, December 18 at 10:30 AM for the bar.

Spoke with Jontel Septic, LL in Alamogordo, I asked how much it would cost to inspect the tanks, they stated \$950.00 per septic tank.

There has been 1 bid on concrete for the front of the lodge, estimated at \$10,000.00-15,000.00. This is a starting point. There are more quotes coming, should have a better idea next week on all costs.

Water plant has been cleaned up and looks extremely good.

An autopsy needs to be performed on the filtration system filters. The cost is between \$3,000-4,000.00 for one filter to be sent off. It will take 2-3 weeks for the company to have a finding and be able to tell

how long the filter will last; this company will also be able to sell the chemicals to clean the filters. We do not have a price yet on the chemicals to keep the filters clean.

The grounds at lodge have been cleaned up and look good.

There has been leaks on Hoover, Catfish, Perch, Rocky Trail, Waialae, Sacramento, Mohopac, and Bronco. These leaks are under our Action Item list. Another item on the list, was hauling material for the Springs Project, which is on-going.

Bill Connors, Manager of Rural Water spent today with us. We will use a portion of the grant to start hunting leaks. There will be a 2 day test period after Christmas. After looking all day today, they found 2-3 suspicious areas that they will start with. We will have approximately \$20,000.00-22,000.00 for leak hunting.

Dave Hudson, Jessie Duckett got their paperwork in the mail, they are now Level 1 certified operators. With Mike Rodriguez we now have 3 Level 1 certified operators.

Questions from the board and audience:

Director Gonzalez stated the past couple of days he has been trying to put together and reconstruct leak data using different data sources. He asked the GM what would be the best way to track these occurrences. The GM asked if he could start recording them in his log book first, than review it each week to make sure he has the same number of work orders that have been turned in. Director Gonzalez plans to put the leaks on a map and track them by years, to see if there is a pattern. He asked for volunteers from the Board to put the data into Word or Excel to start having a running total. There was much discussion.

Chairman Mainello asked what caused the blowouts or all of the leaks. GM said they have occurred over a period of time; there is no pattern.

Chairman Mainello asked if the filtration system have been put into service at all. GM said no. He stated this is a very costly piece of equipment. GM stated there is too much money to junk the plan.

Director Gonzalez stated that we have to already be working on a project before we seek the grant money.

Treasurer Henderson stated the filtration system enables us to have a redundant source of water. Right now one well carries the load, basically. The system can fail a number of ways. By putting the filtration system online, we will than have a system that is much less expensive; pumping costs are much less and this will allow us to keep the well in reserve. Today, if we lost the well, the whole system would be without water until it was fixed. We have a long hard road ahead, but will be worth it in the end. The GM stated the springs will save us a lot of money in electricity instead of running the deep wells; making the wells a backup. Chairman Mainello stated, hasn't this has been a plan for a long time. What is our backup plan right now if the well goes down. GM stated we have the golf course well as a backup at the moment but it will not service everyone. Chairman Mainello said we need a plan; we need a backup.

Audience member Doreen Gonzalez asked, who is responsible for setting and posting the agenda. Chairman Mainello said it is the responsibility of the Secretary.

Audience member congratulated the GM on what a good job they are doing with the trash area.

**Treasurer's Report.** Treasurer Henderson read the reconciled bank balances as of November 30, 2018: Checking Account \$48,846.34; Water Standby Savings Account \$9,258.61; Water Restricted Reserve Account \$34,927.53; Facilities and Services Savings Account \$188,069.77; USDA Debt Service Savings Account \$4,717.60; USDA Short Term Assed Repl Savings Account \$77,700.56; USDA Construction Loan Account \$848.54; First National Construction \$50.00.

### **Committee Reports.**

Budget Committee. The Budget Committee meets tomorrow at 10 am. Everyone is welcome to come. They plan to look at the quarterly's.

By-Laws Committee. None to report.

Water Rules Committee. None to report.

Safety Committee: None to report.

Inspection Committee: None to report.

Discuss Darden & Taylor Quick Claim. The property owner owns 4 properties and wants to give one of the properties to TWSD as payment for past due bills. He currently owes \$3,000.00 and states the property is worth \$8,000.00. GM said we agreed to have the office staff handle it and send a letter of decline. Treasurer Henderson stated this has been done.

Discuss potential restructuring of rate-setting to include an automatic annual adjustment to account for inflation and rising costs of doing business. Chairman Mainello stated this is a great suggestion. Treasurer Henderson said he has been in contact with the state and was told someone would return his call, but nobody has at this moment. This would be a good practice to have an automatic adjustment rate increases each year, due to general inflation. It would be better to have small increases each year than hitting members with a big adjustment all at once.

Discuss Action Items List. GM said that has already been done. Mike said he volunteered to put some guidelines together and he is about half way done. This will be ready for the Saturday agenda.

### **New Business.**

Approve November 17, 2018 Regular Meeting Minutes. Director McMullen moved to approve the minutes as written and dispense with the reading. Director Gonzalez seconded. Chairman Joseph Mainello, Vice Chairman Richard McMullen, Treasurer Lester "Brent" Henderson and Director Michael Gonzalez voted aye. The motion passed.



Review/Approve Annual Meeting Resolution. Chairman Mainello stated all in favor of approving Resolution 2018/2019-005 please signify by saying aye. The Board approved by signing and the Resolution passed.

**Set Agenda for Saturday, December 15, 2018 Regular Meeting.**

Director Gonzalez: Discuss/approve payment and travel per diem for Amy Fierro to attend an OMA and IPRA training.

Vice Chairman McMullen: Approve transfer of \$4,000.00 from Restricted funds for filtration filter autopsy.

Treasurer Henderson: Discuss the recent ICIP proposal for water systems replacement.

Treasurer Henderson: Discuss potential restructuring of rate-setting to include and automatic annual adjustment to account for inflation and rising costs of doing business.

Review and amend as needed the salary and hiring policy of the position of Secretary of Board.

Arden Schug: Discuss the review of the GM.

Chairman Mainello: Discuss petition for removal of Michael Gonzalez.

**Directors Remark.**

Director Gonzalez said he was happy to be able to help. This is a servants job. He is happy to be able to do this job and will do it as long as God allows him. Congratulations to Jessie and Dave on their testing.

Treasurer Henderson said Arden asked a question regarding the Assets information in the ICIP, there was an email sent to Kimberly Gonzales; she said thank you and she would review it and let us know if they need additional information. He asked if he needed to follow up. Ardin said probably not there is time. Treasurer Henderson said there are several leaks we have several operators that are really up to speed on the leak finding. We have same talented and engaged operators. He also wanted to thank everyone involved.

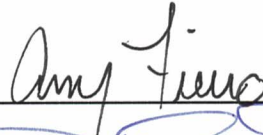
Vice Chairman McMullen said it's good to be back and wished everyone a Merry Christmas and Happy New Years.

Chairman Mainello said he wanted to thank the Board for continuing without him and doing a fantastic job. We have a hell of a team that works behind the scenes. It feels good to have 2 more certified water operators. Thank the public for showing up on this cold night. It's gratifying that after having so many problems, it feels good that things are moving on. I hope the community will be happier. I want to continue to resolve the issues, we have a good team.

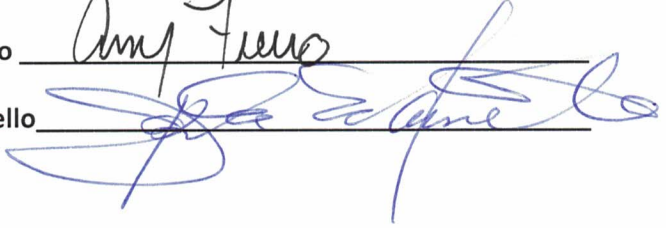
Vice Chairman McMullen moved to adjourn the meeting and Treasurer Henderson seconded. Chairman Joseph Mainello, Vice Chairman Richard McMullen, Treasurer Lester "Brent" Henderson and Director Michael Gonzalez voted aye, and the meeting was adjourned.

Minutes Approved December 15, 2018:

Secretary Amy Fierro

Handwritten signature of Amy Fierro in blue ink, written over a horizontal line.

Chairman Joe Mainello

Handwritten signature of Joe Mainello in blue ink, written over a horizontal line.