

**NAVAJO DAM DOMESTIC WATER CONSUMERS & MUTUAL SEWAGE WORKS COOPERATIVE INC.**

**DECEMBER 10<sup>TH</sup> 2024- MINUTES**

**Meeting brought to order by:** *Craig Pilley at 4:02 pm. Proof of quorum, board members present: Craig Pilley, Shelley Karcher, Nancy Abercrombie, John-Olav Johnsen (via phone), Madeline Henry.*

**Staff in attendance:** *Jay Fierman, and Garnet Akers, Teresa Stevens, (via phone)* **Association members in attendance:** *Alia & George DiRe, Leo Hendricks.* **Guests in attendance:** *NONE*

**Vote on the November 12<sup>th</sup> minutes: Madeline & John**

**Members addressing the board: N/A**

**ON- GOING BUSINESS:**

**Plant Update/ Tank Matters: Running well,**

**Expense Reports: Nancy Abercrombie made a motion and John-Olav Johnsen seconded the motion. The vote to approve was unanimous.**

**Medallion Heating (vote):**

**Nancy:** So, we need to make that clear as if we do accept it when we must have the money.

**Craig:** How much is it?

Nancy: \$1065. Also, Stacy asked a question if we want to take it out of the regular account if we want to come out of the equipment account.

Craig: OK hold on, to that I would say the equipment fund.

Shelley: yes, that makes sense.

Nancy: yeah, so that's why I suggested that we do that. We do need to get the purchase order before we could you know write the check or do whatever you need in the morning so what's up I don't think so with it where it's been a year since we bought it year and a half they we can get them to check the warranty on it so go from there.

Nancy: Do you have the warranty information.

Madeline: no, I do not.

Garnet: I don't think we've got it or not either because that thing was just and on the same lines, they dropped it off and left it.

**Nancy made a motion to accept that the quote from Medallion Heating and that the money to pay said invoice will come out of the equipment fund. The motion was seconded by John-Olav Johnsen**

**Badger Meter Program (vote):**

Craig: OK, badger meter program vote anybody got anything to say about that I don't I'm not completely up on that I just want to kind understand what I read in the minutes from last month.

**Madeline:** It was discussed last month and for several months before that. We need to take that back over and have it set up here. As Teresa explained it, the meters are here the meter reader is here and all the people that have anything to do with the meters are here and need to be able to access the master so if there's something wrong with it, we can get it taken care of immediately in the moment. This will streamline issues with problems with the billing. Another example beside Blakely's yearlong meter issues. We've got nine meters that aren't reading and haven't been for a long time. We need to have access to the master to correct that.

Craig: OK, but we have to vote on it? so that Matt who is authorized on the master rather than just releasing the graduate next year right yes right.

Craig: OK can I get a motion part of the community get a second OK been motion and seconded that we take the master for the badger reader over again and that way we can adjust and stuff to these meters that we're having been having problems with prior to everything getting sent out for payment and stuff.

**Madeline Henry made a motion that the master for badger returns to secretaries' responsibilities. The motion was seconded by: Shelley Karcher. The vote to approve was unanimous.**

Garnet and Shelley: That needs to be reflected in salaries for employees.

Craig: What are you talking about?

Garnet: Madi will be the one doing this. She should get paid for everything dealing with that. Balance for the accounts because right now it's their responsibility to take care of.

Craig: yeah, but I'm going to ask the question, why was it ever their responsibility in the first place?

Garnet: It has to do with the fact that it was the responsibility as secretary treasurer when it was one position and then when the accountants took over, they basically gave the responsibility of to them and for some reason never gotten back over to the secretary duties.

Craig: OK so we do need to make sure that they're not getting paid for that, OK I understand. So, we'll have to find out about that.

Madeline: When would this transition happen?

Jay: In my opinion yesterday, last month better yet.

Nancy: And how are you going to do that? You set the gun up for them, is that correct? SO, we already have access to getting into the web download from the gun, right?

Madeline: Well now that Stacy just gave me the login information last month, yes.

Nancy: Now you can get into the web worksheet and then you will transfer that over to Stacy for billing.

Madeline: Stacy will still have access to go in and just pull what the meter has read and plop it over into account edge.

Nancy: So, what are you going to be doing then with the web?

Madeline: I will upload the work order every month, so the meters get read every month and then transfer it to the meter reader and then once that's uploaded on the meter reader give it to the techs and then they go read the meters. We wait for them to come through and once they roll through then I can let Stacy know and say hey they have rolled through. we're going to look through it and if something looks off then I can access and call badger to say hey, I'm seeing this on my master spreadsheet what do we need to do how do we fix it. Then we fix it and then Stacy can pull it from there once it's all cleared and she can do the billing.

Nancy: OK that's what I was trying to figure out, how it's going to go from here to here.

Shelley: I don't think it's a matter of Madi transferring anything to Stacy to have access to the same information and it's just a matter of adding Madi for authorization.

Nancy: Will you be able or are you or will you be able to manipulate those meter readings in if I need to I so that's your problem then you can go in and and work on that so you can do it with

Madeline: The badger tech guys can walk you through everything that needs to happen. They've been amazingly helpful to me.

Garnet: Which is why Madi needs to have access to it, because she's been the one actually calling them and getting the issues fixed unlike the accountants.

Nancy: They have because I've been sitting there with them when they were called. and they said they couldn't get ahold of them. every single time we doubled that and get a hold of you know did you know

Madeline: There're only two departments for Badger that you call there's only industrial and utility. That's it.

Nancy: Well, when we called, we tried to call, we asked for program support you know for the actual program, and they would say they didn't have anyone who could talk to us. So, then when you guys call and then talk to the equipment support and that's when you found out that some of the problem was that ME meter. OK so they couldn't fix the problem from the department we called. The program can't do anything if the guns aren't set up correctly

Madeline: it's clearly been the issue for the start and its what Teresa's been saying too.

Nancy: When?

Madeline: That's what she said in the last meeting, is that what the gun gets is what Stacy gives it.

Garnet: (to Nancy) the gun and the program are the same thing you're giving it different names when it's the same single thing.

fast with that's what they told gave us that's what badger gave us when we call and whatever is

Shelley: And what we've been saying is that it was never set up appropriately to begin with and so that's what they've been trying to correct.

Garnet: Madi yeah that's been the one setting up the gun for the last three months but even though we had to record even though the accounts are extensively when they're not actually doing it every time they say it's ready to go Maddie tries to read it it's not working she even has to be on the phone with her and get it all sorted out so she's already been doing this job for months now for some reason.

Craig: So, let me ask you this since you've been doing this job when you deal time to move it to us?

Madeline: I would say we need to kind of start getting the ball rolling maybe the last week of December to get it ready for the final read or to roll over for December's read so you can start a month fresh basically so back to our it's already been motion and seconded to transfer the meter program the master to us.

**Madeline Henry made the motion to approve the master get moved over to us by or before the end of December. John-Olav seconded the motion. The vote to approve was unanimous.**

Madeline: OK so before we move on to new business we need to talk about Jays and I'm sorry I it's not on there and it should be my fault

Jay: According to the paperwork I made 27,000 a year. That's not true, I don't. Nowhere near that.

Craig: I've seen your paperwork it's 7000 of that's in a vehicle allowance. I know what he's talking about but what the accountant from what I understand the accountant says they have to overstate his earnings to accommodate what he makes a year and if they go if they go over that they've got to file all kinds of forms and stuff to give the reason why they went over. SO, they inflate his PO, so they don't have to fill out forms that's what it boils down to.

Shelley: So, my suggestion was, and I talked to Jay about this a little bit. My suggestion was to have him submit a statement or invoice each month and he just gets paid off that. I mean I'm a contract that's what I do and I know it's different because the state's not involved in my life but it just makes sense to me that if he's if he just submits an invoice and it's going to be basically the same every month and if it changes right if anything gets weird and changes then the accountant needs to deal with that appropriately at that time but it seems bizarre to pad it that heavily.

Nancy: Why wasn't it brought up earlier in the season?

Jay: Because it wasn't a problem until now. It's affecting my ability to get medical insurance. I want to know where that money comes from and goes because Madi, Garney and I sure aren't seeing it.

Craig: that's just a fictitious number that's in the air that that it comes out of the general fund is where it's at and if it if it doesn't it stays in the general fund it's just not paid out you follow what I'm saying that's just it you know when they it's just a budget it's not budget the budget's not dead set exactly per penny do you make sense easy things that you know that's been what's in front of us it's in the general fund it's where it's at and that's where it stays until till they draw for that off that account and at the end of the year if it if it doesn't add up to that amount of money they make a what do they call it the they make a general entry back into the bank when they put it back into the

to the account or that it comes out of the account it just they just put it back into the no they don't carry it over they just zero it out.

Nancy: I don't know what you're talking about.

Madeline: I sent this to the whole board I sent this to the whole board OK you know I mean I have I can pull it up right now and show you paperwork he's got to send his insurance.

Nancy: Well, I didn't get it.

Craig: Well anyway. It makes it look like he makes \$27,000 a year that's the P.O. that 20,000 and 20,000 for my wages is a PO well they're not going to just take his word for it you see what I'm saying.

Nancy: I see, I have not looked at your checks because I haven't signed them in a long time. This is the first time I've heard of this.

Shelley and Craig: We were all emailed about this matter.

Nancy: OK well I'm just saying I have not seen him, so I don't understand I don't see uh what he's talking about.

Jay: I'll show you right now. This is what I make every month no variance whatsoever. This is what they got scheduled for right here about where it says invoice amount that means that is what has been billed and that's not accurate at all.

Nancy: That invoice amount is a purchase order that we must budget for a year.

Craig: Okay but why is it overestimated. I get budgeting but this is ridiculous.

Nancy: yeah well, they're going to have medias see this is you've got your invoice amount which is our PO for our budget and then over here it says previous payments at 12,000.

Craig: But whenever he sends this to his insurance, he's going to look at that and say you've made \$27,000 in it throws him out of his out of his insurance in instead of that this amount we're seeing this amount yeah so, they shouldn't the insurance guys shouldn't even be seeing this amount.

Nancy: yeah, I agree that should not be on there that enforcement and I like I said I've been a while since I've signed your check, so I had not seen this I apologize. But no that should not be on that. Because that is our budget amount for you for the year. it should be it should be identified by no there's not. Sounds like it's a mistake by the program. You know what it is it's the program that we need to look at to see why it's doing that.

Nancy: So, are you looking for general liability insurance?

Jay: I don't think it matters what kind of insurance. Why are you asking?

Nancy: I'm trying to figure out why this is a problem now.

Shelley: It doesn't matter. That's personal.

Nancy: I'm trying to ask a question. Can I ask the question.

Shelley: No, you cannot if it's an inappropriate question. Which it is. I'll explain why, because that is his personal business, what he's looking for and that number should not be on there, that is irrelevant to his pay as far as any outside agency is concerned.

Nancy: Ok, fine.

Craig: What are we going to do?

Shelley: We need to get Stacy to look into it because she's going to have to change it somehow soon and I don't think there's any argument about it

Craig: No, yeah and take that off.

That something you can talk to her about you can try part of I don't she changed that what did you talk about because there were other mount so it's started to create less work for themselves that's exactly what they did not enough no we are we are regulated by the state and we have to report everything we do it could have been this way and according to everything here but then you have to go to the state and have it approved before we can give it to the seat the our adjuster for our audit account number it should be different than it should be my business or his business or anybody else's business accounts and the board and that's it thank you employees ability to get health insurance it's OK it's just absolutely and it shows that however they did it they did they have to have a purpose or the amount by how quickly they over exaggerate things and making things here well where did he come up it shouldn't be showing up on his paycheck while I agree with that you know well you don't know at all it just doesn't you just doesn't need it on his paycheck maybe a little bit that's relevant so I have to deal with I think I think

Madeline: She changed it for you just temporarily this is just once so he could hopefully yeah, we need to get this figured before next year for sure, well and the remainder of this year.

Craig: OK I mean that's all there is to it. It needs fixed. Well, Madi get with her and find out what they can do. Because this is their problem and because I know Shane Chance is just like.

Nancy: What are you talking about?

Craig: He makes it easy on himself. Period. I have known him my whole life.

### **NEW BUSINESS:**

#### **DiRe Leak:**

Madeline: There was a leak that Garnet found at 9:30 on Thursday. Which was the 5th the 6th and he got it shut off the following morning at 8:00am. It ran between the time when he noticed there was a leak in the system it wasn't taxing, well we weren't losing water is what I'm trying to say. The plant was running and like I said Garnett realized that there was probably a leak, and he asked for the meters to be read um so got with Stacy and he went to read the meters again. He got it narrowed down and found it was on the DiRe property. Between the time that he noticed it was leaking and the time he found it 45,000 gallons were ran through the meter and then as soon as I spoke to Garnet that morning and you found it told me where it was, I called the DiRe and let them know and then have been in contact with them since.

Craig: so, has it been fixed the meter is turned off it's their responsibility to fix this.

George DiRe: We understand that.

Madeline: OK so I asked Stacy if she could kind of give us an outline of what their bill would look like I just got this at 3:48 so I wasn't able to print it and I sent it to the board. Would you like me to do you want to look at it right now there we go I'm not at the computer or if you could read that the situation here yes the bank statement yeah the what the hell is that sent it out to everyone did y'all get that no I didn't send it to them like I said I just sent it to the board because I got it at 3:48 today so I was already here at the meeting and wasn't able to print it \$368 but this isn't is your past due bill no but not that it's 368 why is this down here yeah I didn't get it Maddie it's the rate of 3000 gallons.

Nancy: See here if you add their basic bill, they're overdue 294 in the after tax is 368. discourses 428

Madeline: I couldn't tell you it's just what Stacy sent me, and this is just a mock this isn't hard evidence. It's subject to change.

Nancy: what is the point that difference yeah did you?

George DiRe: We do not know.

Nancy: It's um it's got the 368 in the 441282 differences between 40 and the average monthly -60 well when you add the overage and the regular monthly bill that's the 368.

Craig: yes, that's what I'm looking at right now that should be 3 yeah, I'm excited for these crimes 4/28 40 the way it's going on there it looks like it's got 2 separate invoices minus basically \$60.00 360 eight yeah so that is this right here.

Garnet: I would assume that they'll take the 368 minus the 57 and see where we're at alright plus it's alright just I use 60 is the number you know that's fine 420 yeah so that's from your last bill.

Shelley: That is so disturbing that you do the math better in your head than the actual bill.

Madeline: Here is what we were looking at that's potentially what your invoice will look like when you when you get it at the end of this month or beginning of January excuse me.

Nancy: OK Maddie would you guys like to still give me it to where it works with I guess billing which showed that it had been paid so it just might be a matter of it not posted yeah could be crossed in the mail or something so that's where that's coming from. Is there a way that you could use something in the mind and if he gets like a free flow like that that can shut the water off do, they make sense?

Craig: I recommend to people and this is not something that we've got in our bylaws or anything like this but I recommend to people if they if it when they when they hooked hook up to the meter to put their own personal valve just passed the meter that way whenever they're gone they can turn their own water off.

DiRe: OK so you could shut your water off I'm going to say it probably is if you do it when you first look into it it's probably just maybe 100 bucks or more.

John: What would the cost be on that?

Craig: you're probably looking at I would just taking a wild stab at it what do you think 3 or 400 bucks to go down and put a valve in and pat on the other side of the meter yeah I'm going to say 300 to 800 bucks I don't know John.

John-Olav: This leak really got my attention. I am only up there so you know 4-5 days a month. What I'm going to do is just pay the 40 bucks to have it turned off and then yeah don't count on it yeah you know that's actually a good idea I mean I think I've got one at my house too I've got a handle right there on the other side of my meter and it was there prior to me moving in but that would be my recommendation to people and

Nancy: Is that something that we might ought to update on our by-laws. Put somewhere that we recommend that they have a valve installed that they have control over.

Craig: I thought we did that already.

Madeline: yes, with the with Fred Smith this year

Garnet: He is the one person that has followed through with that recommendation.

Teresa, they do that because I don't want to put Jay to work too bad but if he's willing he might be interested in doing it for you we have one but I don't have any idea when it comes out, what it's going to be like.

Craig: do you have any questions or anything about you want us to know.

George DiRe: I just come out occasionally and you know hang out and go fishing, but I am not sure that I am understanding you. There's a main shut off going out on the outside of my property.

Garnet: Yes there is a meter can on the outside fence which where we have our meter and everything that's passed that goes past the meter is considered your it's right on the outside of the fence and wherever your line broke was inside your property was not on the outside of the fence so I went on I found the leak on Thursday night I went to the property to try and turn the water off on Thursday night I could not access the meter came because there was a big Bush growing over top where the meeting was like come back the following morning had to get down underneath to open up the meter can and there's a valve in there right to turn off the water that valve is part of the water association's property so if we turn it on and off there's no liability to you. You are allowed to turn the water on and off at that meter can, if you want to but if you were to do so and something were to happen you would then become liable for any damage to our system versus us being liable for it.

You can always install a valve after the meter you can install you can have a plumber install valve and then you can just turn it on and off there and not have to worry about any liability when it comes to turning the water on and off or what just happened now in terms of water flowing through the meter if you were to have a library of the property where you could also call these guys and welcome to shut it off yeah it's \$25 yeah Yep there's not going to be able to be on the right side of the court yeah probably but like we wouldn't be allowed to touch that anyways because it was your problem here so that is what I'm hearing to keep that weird clear that out the area around the meter can make you accessible for the is the property owners responsible it's still your property just



outside the fence still your property it's just an easement that you're given to the group but that's still your problem that's we don't own that land in the state properties agreements within the easement yes gifts and utilities yeah so basically the way it works is that everything the meter is the change point so all of our equipment everything that is our equipment in there going out to the lines to the main water lines that's all our responsibility but once it goes through the meter the line that you have connected up to the meter that is your water line not letters and everything and that is yours So what happened is your line broke or froze or something and water flowed through it so had the meter been turned off even with your line breaking no longer going flowing through or if you had another valve installed just on the other side of the computer that you had that you could have turned it off yourself then yeah and you are allowed to turn off if you want to but doing so is liable for any damages that happened in the meter can possibly the main reason why is we have someone that used to turn the water on and off every single time they came they would turn off and on and off every single time and those valves are also used maybe once twice a year we can tear the falls for the winter and then back off from the spring. Yeah but you can have your own valve installed yes you could you would have to submit a form through the website where Maddie could give it to you and you have to just sign the proper paperwork to say that turn it all off for you it's \$25 each keep your head down so there's a lot of so you'll have all your questions answered anything else yeah you know maybe many years yeah I've got 30 years and now too so OK I think we're almost done here anyway but they were out OK I'll uh I'll uh I'll get with you on it and maybe I'll I can get up or we can get Maddie to talk to Teresa about it OK sounds good I appreciate it alright

Leo Hendricks: I got a quick question. Any progress been made finding the masks of all these that we've gotten that far you know I have this progress that we know that water line goes up the hill you but we do but we don't you know what they're and I'm going to say this you know you know whenever they hit the main water line right here by your house that it didn't show it showed the main line being in a different spot than where they hit it so we got maps but that doesn't necessarily mean that's the fact is where they're at this is probably down here this is the water line goes through outside the property right thank you for being part of the correct even more chances and then that will happen at the music towards you go straight down there because we had to pace that we had a great under the river when Tom was on the floor just come down there and gone to the river and it comes right up the road yeah I mean through that property doesn't go through threads properly and angled or does it go straight or do we know and you say Teresa's got the maps for that we'll have to get Teresa to bring the maps out so we can look but I will say this just because it's on just because it's on the map it doesn't mean that it's actually there because they have asked everything out during this whole deal yeah what's that what's the right any more discussion about moving that fire item none right not at this moment I mean we're not going to go dig try to dig up everything in the middle of winter time yeah no it's kind of in limbo right now we've discussed about we've discussed and voted on movement not really the front but I thought we'd be the reason it was there to start with was because it was a low it was lower than where we would be going to move it that's what we talked about last year yeah I wouldn't hear absolutely

Craig: Yeah so we're going to have to do our due diligence still keep trying to figure out where the easement comes from because there's got to be an easement to it absolutely yeah well I know but it's got to be on a map somewhere because if there's an easement there it's got to get to it it's got to be it's got to be accessible you know what I'm saying.

now you can't get nothing from the county, the county would is if we had it reported that they thought that happened as far as I can tell it didn't happen and you've researched all that then yeah and we talked about that last time too about whether to record the maps or not report the maps and Teresa's position is that that falls under the holding the security issues and it and it is a security issue to have your water line maps accessible to the public I mean I don't think we're necessarily a target for Al Qaeda. But I think she has got a point probably not a great idea for our plans to be out there in the open.

Leo Hendricks: How would we unless this thing had been done many years ago? There is no easement.

Shelley: There is because originally when this whole area was created it was all subdivided and everything all of the utility systems fall under the subdivision provisions we don't have those rules anymore because that lapsed but it was there originally and that was back in the early 80s so it's grandfather then I mean so how do we find out where the user used to be do you know it's just in the maps 2 foot on either side of the line well we don't know what is that which means but since it's an event I can look at it where I can bring it to you to look for when this was all created there was a group.

Well look at us and they created a subdivision and they still own everything that they just snapped out where the water lines were, where the roads were going to be and that is recorded the subdivision map itself the plat of subdivision is reported they do have to do that because it was an actual subdivision in the county has to give you permission to subdivide at that level and so that happened and then there's what do you call it a homeowners association that went along with it but that lacked so we don't have those rules anymore that are sitting alone or you can pay your house and all that crap yeah so once that lapse that's fine and so when then they started selling off the lots everything was already in place you were buying it as it is.

Leo Hendricks: So, my question is if Fred sells behind his brother's house goes all the way to the river. Well Fred owns all that land, and his brother wants to buy that lot behind his house and that's a separate lot. OK he buys that block and he decides to fence 3-4 blocks away from the water line why should he have to give the people an easement and put in two gates.

Nancy: Because it is an easement it is already there. We must give access to the water properly. Nobody gets to prevent access.

Le Hendricks: There's 15 feet from the rim with the Fish and Game right and there's a chain across the post and fishing game has key to it so that I can go back and stop the way out of the river well like should be the where they can get through there and fish well there's a Walking trail and what about the parking lot?

Craig: that's just like my house right here I own to the middle of the river right so yeah but I have but in in if you'll look in your if you'll look in your in your land description it states right in your land scripts and you've got to give them 10 foot easement through your property along the 10 foot off of the off of the Bank of the river yeah to for them to fish if they want to police parking lot where people park getting this one right now and soon state I think yeah going all the way down to the handicap room in the state took it all in that they donate to the state I don't have a clue because it's right there

at the bridge that locked yeah OK hold on there with me he owned that land and I don't know if his whoever I could I couldn't find that out I've been talking about the one down here down to the handicap ramp. Is that owned by the state?

Craig: no not the state.

Nancy: No, they have easement or something it's just an easement they do not because I've made that mistake thinking that they owned it and they do not. It's an easement.

Leo Hendricks: Why did the state try to sell Fred the lot between the parking lot and the highway?

Craig: That little strip?

Nancy: well they may own that that business right and I couldn't find out who owns that they called him Indian Joe jail for years and year on that lot and he passed away I believe I don't know if he gave it to the state or the state bought it from him.

Craig: I'm on ONX MAPS right now and it says right here it's U.S. government land and it states the owner is New Mexico Game and Fish department.

Shelley: I'm thinking more along the lines of the tax sale after he died that may have been what happened he would've a kid gave it to him I don't know what's going on with that part but as far as like if you're looking out everybody's back door along the river that's going to the middle of the river but there is a fishing access through you're not going through the everybody the entire subdivision like how much access on the it's 15 feet from a high watermark in the 1980s now it's whatever you can get by with.

Craig: Yes like the plant you can't even walk through there that again the plant you can't walk you got anything and you want you want I'll tell you the story on that because I was kind of involved with that Tom that used to run everybody off he'd run him off of that that inlet up there so it was brought up it's a safety issue for people to be on there so when Anna was president she had the state guy come out and I see him over there talking one day so I walked out to the corner of my property I said hey what's up because this is prior to me ever getting on the board this is when I first moved here or within a couple of two or three years and they said and it says we're going to paint this off and I says well there's a fishing easement there and she goes no there's not it's only on the main channel I says no ma'am I says it's in my it's in my land description there's a fishing easement there I says go get on your land description on that property and it'll state it in there and I says and besides anyway from what I understand it shows it on this map that hangs in here it shows the fishing easements on the map that hangs in the plant and so she looks at the guy and he says well he says this is the deal he says it's a safety issue he says fence it he says and if you got to give him easement he says there he says you're not cutting him out of out of fishing in all of these backyards he says but their access point is pumphouse Cove he says and that's he says that's the reason he said they've got to walk in from pop out that's what the state guy told then and then and then a week later week later it's fenced off the and it was fenced off for safety reasons could keep somebody from falling off down on the ground and then be older but this is prior to me ever being on the board but that I was privileged to that conversation accidentally and for me personally he asked he says and the guy says you got to get along with that neighbor and I said I don't get to see it either way I said but I'll tell you what I will say it'll keep me from having to pick up trash every week in my backyard and that's

what they did they fenced it off and I've never for me to walk all the way down just to drink a beer and throw them in the backyard you could just walk right around the corner and come through my gate but you know and you got to people we actually there's a few people that walk and wait across the front right there and fish on our on our bank still from time to time and you get them that wait across the river from the other side sometimes but as a general rule it took care of my trash problems and I'll give them but that's and that's what the guy told Anna if they if you have any problems and issues he says and they try to take you to court over anything he says you explain to him it's a safety issue if somebody's falling off of your equipment your river access and that you're not cutting them out of the easement they've just got to reaccess the easement in a different spot.

Leo Hendricks: I guess building the catwalk would be out of the question.

Shelley: whatever you want to put the money into bro.

Alia DiRe: SO back to our bill, please. What can be done about it.

Craig: it's sort of hard to say because it's in our bylaws. It's your property it's your responsibility it

Shelley: yeah, like in the bylaws it very specifically says anything past the meter it is the residence responsibility.

Alia DiRe: Great, so we came out here for nothing.

Nancy: No that isn't tur. You came out here for this meeting and you got information of why you were being charged and also putting another meter in. You did get that information tonight so there's a little something.

George DiRe: We have to put another meter in?

Madeline: NO, just a shut off valve on your side of things. Not a new meter.

Nancy: Excuse me I apologize, for putting a valve on the other side of the meter for yourself.

Craig: y'all can have the meter turned on and off if you need just call Madi here and shell help you out.

Garnet: Its already off.

George DiRe: So, we don't have to do anything till spring then, right?

Madeline: Yes.

George DiRe: DO you know a place out that can do that for us?

Madeline: Yes Sir, yes so I can talk with our plant operator Teresa she has a crew that comes out here and has done it for at least two other residents. I can get her in touch with you or you in touch with her vice versa.

Alia DiRe: OK Yep absolutely. Thank you.

Madeline: Thank you for coming and thank you for your patience

**Meter Transfer:**

Madeline: Stephen Souva bought property 29 rd. 4267. He has done the paperwork, but he has not paid for anything.

Craig: Right next to Chris,

Madeline: yes, yeah and he already has reached out and he understands he hasn't paid anything he's filed paperwork out but he hasn't paid for anything but he's putting a house in and he needs to widen the driveway and that's going to go over the meter so he needs the meter moved and he's already talked to Garnet and Teresa about where he wants it. Until we get the money then we'll go from there.

Shelley: One thing along those lines that we had and I can't remember the names but somebody bought a property that had a significant outstanding balance with somebody that had died and somebody asked the question can we make the new owner pay that no yeah and so I think that it might be a good idea to amend the bylaws to add in a provision that at some point that some dollar amount that we can file a lien on the property then that way if it does get sold somebody's going to pay it.

Craig: We'll have to do that in our bylaws in January right here yeah they were they had a the father that they sold the property you can have this enormous him pay for it because it was the followers right and I don't think we can know I just it's that's chasing back you know that's chasing the wind but yeah I mean and this is and this is that's and I'm not blaming this directly on candy bar but she never stayed up with people's bills whether they paid their bills or not and then when the property is sold some of them one of them properties who sold two or three times and before they wanted a meter put in or wanted the meter turned on and it's like there's all this money out there you can't go back to town and get money from somebody put it put it in the bylaw if you if you get more than say 1015 hundred dollars behind in payments they'll be there'll be a mechanics lien filed or whatever you know some people they did it with us when we bought these two options here they made sure there was no utilities outstanding don't think they're from the title company do that anymore yeah I thought that they had to check because you got a title insurance yeah title insurance saying that everything is they should and that and that's why we want that.

Shelley: OK so that would as it stands now since we don't have a lien on the property the title company would have to call the cities or whatever that they're required to but if we record a lien on the property then it's in the title company's records right then, right there everybody knows it we're protected

Nancy: What about the lady up the road here?

Madeline: D'Arcangeli? I was just going to ask about that. She did nothing I sent her that certified letter and I haven't gotten anything back. I was actually going to bring that up tonight asking if I should send another one.

Craig and Shelley: Who?

Madeline: D'Arcangeli, she has that outstanding bill just up the road from you.

Nancy: Yeah, just send her another one.

## **OLD BUSINESS:**

### **Potential Accountants:**

Madeline: I have been talking to another accountant that Teresa suggested his name is Geren, Blanco uses him and he said that he would be on board to help us out and take us over in January um he said preferably he would like the invoicing to be done in house with him as backup for it so I said that that has to be talked with the with the board so there's that that g and then he's out of Farmington with another office in Aztec. Then there's another her name is Carol Thompson she handles um mutual domestics she's technically out of Durango but she lives in Aztec um so and that's all she does is handle 501-C 3 she's very well versed with mutual domestics and I spoke to her this morning and she said she would be sending some information via e-mail I haven't gotten that yet once I do I will pass it along to everybody to look at how she does things.

Shelley: Craig just so you know pretty much every accountant that we have talked to over the last couple of months has the real leery about doing the invoicing and all of them have taken the position that it would be far more efficient to just keep the invoicing in house and that kind of goes along with us doing the master badger having access to the program with badger, so they would be making the appropriate deductions and what we pay them to where we can pay her.

Craig: That makes sense to me.

Shelley: logically because residents are calling Madi when there is a problem with invoice anyway and there is a limit to what she can do now with the way things are. There are all these extra steps to get invoices for activity if it is all centralized you know then that makes more sense but with the caveat it is 100% Madi's decision because it is all going to fall on her.

Nancy: OK problem I see is everything that we do has to go through the state to be approved by the state. OK plus you've got somebody else doing this and bringing it in, so we need to be sure that the accountant is comfortable reporting those figures if we do. you see what I am trying to say. Because they don't offer, they say this is a correct statement that they do. They cannot really say this right if they don't do it, so we've got it. we could have a state problem. Now, let me let me ask you this are the accountants doing all that and then sending us out sending us what to print out for the billing.

Madeline: No, we're going to do all of it. Billing wise.

Nancy: OK you get somebody in here that's my biggest question is we discussed before and if we do this can they do the reports, or do we have to do the reports and if we do the reports then what does happen with the state?

Shelley: That is a question for question for the account, what's their position on that I mean because I think particularly because of the state and the youth SBN utility and all that additional stuff that goes along with that really is an accountant's duty. All the reporting and everything and if the accountant is saying we think y'all need to be doing your own invoicing that sounds to me like they're OK with however it happens, but I think we would need to nail them down on that.

Nancy: OK yeah I'd like to know that first because I don't want us doing it and then they come back we're not going to do the reporting or the auditor comes in and says I can't accept those reports that I don't want the state government spending more than they already are so those are my questions.

### Amendments to By-Laws:

Madeline: Amendments, we need to get those together. Are there any suggestions.

Nancy: Should we add that the recommendation for the installation the extra valve into the bylaws and so some people might have notice of it right that's a good idea put it in the bylaws where they where it's in writing I mean it's like he said we've notified everybody through the billing process couple of years ago but you put it in the so when you put it in the bylaws I mean 50% of the people read the bylaws the other 50% don't he also

Nancy: We need to add on there that they need to get with us before they do any building and fencing around their property you know. Somewhere in the bylaws. Because we have three or four that we have up above there you know. Something saying that the need to get with us before installation of whatever.

Madeline: It's already in there. It says they have to have their property lines clearly marked out and they have to specify where they want us to put it at. They call me have me and I go out to their property we put that in the last year.

Nancy: OK so it's in there but we need to have something other than the by-laws because people don't read that.

Shelley: Madi, when somebody is applying, or you know doing a meter transfer or something like that. Is there someplace other than bylaws that states that?

Madeline: Yes, it's part of the welcome package and I always tell them too. It's also on our water application. It says you have to mark out your property lines and that's it's preferred that you call somebody and it's usually me that they call and say, hey I want you to put here, and they show me where the house is going or to put the shed here or whatever.

Craig: OK, well sounds like that's covered then. Can I get a motion to adjourn?

***Motion made by: Madeline Henry to adjourn the meeting and the motion was seconded by: Shelley Karcher. The vote to adjourn was unanimous.***

***The meeting was adjourned at 5: 19pm.***

***The next regular meeting/ annual meeting will be held on January 14<sup>th</sup> at (time to be determined)***

