

**ENCHANT-A-RAMA WATER CO-OP
HC 75 BOX 148
CHAMA, NEW MEXICO 87520**

**Annual Membership Meeting
Minutes
September 2, 2023**

Call to Order: The meeting was called to order by Jerry Crowder, President, at 1:10 p.m. at the residence of Bob and Allison Parks. Thanks to the Park's for hosting the meeting. Introductions of members to new owners.

Roll Call: Present were: Kevin & Lisa Berger, Jerry Crowder, Jack Frost & Fred Mims, Ron, Judy & Greg Mershon, Bob & Allison Parks, Ken Untermeyer & Kristie Dungen, Scott Weller & Travis Nelson and Paul & Nancy Whitson. 19 voting proxies were received, thus making 27 voting members out of a membership of 43. The requirement for a quorum was fulfilled.

Election of Board of Directors: Jerry Crowder and Fred Mims were re-elected to the Board for a 3-year term. Ron Mershon moved and Paul Whitson seconded.

Minutes: Allison Parks moved to dispense with the reading of the 2022 Annual Membership Meeting Minutes and 2022 Board of Director Minutes and accept them as written. The motion was seconded by Fred Mims and approved by the membership.

Treasurer's Report:

Current cash balance is \$26,494.22. Nine owners are outstanding on paying fees.

Lisa Berger audited the financial records and approved them. Fred thanked Lisa for doing the audit.

Treasurer's Report, Balance Sheet and Profit and Loss statements are attached.

President's Report:

Thank you all for being here.

New Owners: Untermeyer/Dungen from Rivera. They are building and paid to tie into the water system and received a certificate. The new tie in for them has been completed and a water meter and frost free hose bib has been installed. Patrick from Pierce. Kelleher from Fulton. Kimbro and Twibel from Williams. Weller from Bixby. He plans on building.

Rates: Rates were increased by 25% this year for the first time since 2012. The new yearly fees are \$375 for water and \$187.50 per lot for the membership fee. Costs are increasing will discuss in board of director's meeting.

Thank you: Thanks to everyone on the board for all the work that they have done this past year. A big thanks to Fred Mims for taking over as Treasurer and devoting many hours of her time. Lisa Berger has kept up her duties as Secretary. There is a lot of communication that goes on during the year between all of us regarding a cabin sold, lots sold, high electric bills, etc.

Electricity Bill: In November Fred noticed the electricity bill for the RIM pump house was high. She sent out a request to help figure out why. Eric Toledo and Duncan Plymate found a large leak at Avonna Lee Anderson's house. Thank you both for watching out for the RIM system.

Water Leaks: Everyone should take note of the problems that we have had this past year and be sure to turn your water off when leaving. Having had two floods at my Albuquerque residence I would never leave my cabin without the water turned off.

Water Tests: Water tests for both wells came back good.

Roads & Culverts: Thank you to Kevin Berger for using his personal tractor to maintain the roads for us again this year. With a full time resident living at the top of the road it has gotten a lot of use. This action saved the Co-op a lot of money and he has refused compensation for the work.

Snow Plowing: In January we were informed by Mike Lopez that he would no longer be able to plow our roads due to the sickness of his wife. He told me that Jose Jaramillo might be able to take over for him. Luckily I was able to get him. Jose had a huge learning curve to plow our snow this year. I know there were a lot of complaints that he didn't do it like Mike did. Kevin and I will talk to him to address problems from last year. If there are any special requests please let us know. Jose has agreed to do our roads again this coming winter. Please understand the Jose has a full time job with Rio Arriba County and does this work on the side. He is a very hard worker and we need to be patient. We are remote in the mountains and get a LOT of snow, please plan accordingly. I know Jose went out of his way to rescue the full time residents first. Mike's wife Maria passed away in July after a long illness. He is selling off his equipment and will no longer contract his services.

Leak at Larkins: In May I received an urgent call from Jered Larkin about not being able to turn his water on at the meter. I tried with a bigger meter key but ended up calling Jacob our plumber. Luckily he was able to come after work and Jose had his back hoe in the area. This was an easy fix due to a corroded water valve that would not budge. Mrs. Larkin recently passed away.

Any work that needs to be done on our aging water lines needs to be addressed by the water board. Please do not try to turn valves that you think may be the right ones. The system is aging and many valves in the RIM section are corroded.

Fiber Optic Lines: Fiber optic lines are being run up 512 and Serenity road. We received a call from the installer wanting information on Serenity road. Kevin happened to be up and was able to instruct him. There are boxes by the upper tank and the line ends across from the Parks. The federal government is funding the lines in rural areas. Kevin talked to Ronnie and Dale, the installers, about when members would be able to connect. He was told the permits expired in June so new permitting needs to be done and should be done by Spring. Possibly Windstream will be the provider. Two members, Mershon and Parks' meadow house, use Starlink currently. Discussion on how well it works and cost.

Old Business:

None

New Business:

Bob Parks concerned that the roads in front of Davis' and Short's may be damaged from fiber optic line installation. Roads look good now but afraid that as soon as it rains the roads will wash out and be rutted. This is on the board of directors agenda.

Meeting Adjourned: Ron Mershon made a motion to adjourn the meeting. It was seconded by Allison Parks. The meeting was adjourned by Jerry Crowder at 1:35 pm.

Lisa Berger
Secretary