

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

**Board of Directors Meeting Minutes**  
**September 2, 2023**

**Board Members Present:** Jerry Crowder, President  
Kevin Berger, Vice President  
Ron Mershon  
Nancy (Fred) Mims, Treasurer  
Bob Parks  
Lisa Berger, Secretary

**Call to Order:** At 2:05 pm by Jerry Crowder.

**Business:**

**Rim Water Tanks:** RIM water tank generator in place and wiring to pressurize tanks during blackout completed by Kevin Jameson. All is working well. Jerry has asked him to bill for materials. He still owes us operating instructions. Fred asked how it works. Jerry and Kevin Berger will walk through instructions with her and Jack tomorrow, 9/3.

**Turn Off Water:** Do we need to send out a communication to turn off water when leaving cabin? Also, if members do not have a shut off at their cabin they need to install one. Decided a communication with general practice rules will be sent out to members.

**Liens:** Fred has looked into filing liens for those not paying fees. She will do after 2 years behind. She is in process of filing liens against L. Davis, Griego and Maise. The lien is a regular contractors lien that is good for 2 years and cost is \$25. She has mailed a letter to the property owners with billing for \$100 for filing lien and administration cost. If we have a lien on the property then we will not be left out of loop if sold. For example Williams lots were recently sold to 2 people without a realtor. We have had no contact information for him. If he died then debt dies with him so we won't be able to collect from new owners. Does this need to be added to by-laws? Not at this time. We will get policies lined up for when we are ready to update by-laws.

Road maintenance fees were not paid by Toledo and Plymate. The by-laws state that every lot in co-op are to pay road maintenance fees. Discussion on if wording should be changed to co-op or membership fee? Would cover road maintenance, administration, etc. Still separate than water. Need to continue to refine policies so less headaches. Discussed recourse for those who don't pay road maintenance. Don't pay, don't get plowed? Kevin to talk to Toledo to see what he wants. The gate used to be open so could push snow. Also, more fencing has been added so nowhere to push snow.

A number of members are not paying road maintenance for all the lots they own. Need to put policy in place so when property is sold new owner will pay for all lots.

**Finance Committee Meeting:** We will hold a finance committee meeting in a couple months. The committee will be Jerry, Kevin, Fred and Bob. Lisa to attend to take minutes.

Website: Lisa has been in contact with Meredith Pond from Upper Brazos POA and she has agreed to help us with our website. Site needs to be cleaned up and updated. Lisa meeting with her tomorrow, 9/3.

Board Succession: Kevin Jameson has resigned from the board of directors as his property sold. Discussion of new board member. No need to replace him at this time as by-laws state only 5 members needed.

Road and Culvert Maintenance: Road and culvert maintenance needs to be done. Cost? Kevin is working on the worst culvert now. Mike Lopez gave us a quote for \$5K just for this one culvert. It needs more work requiring a backhoe. He will talk to Ronnie (person doing fiber optic line) about using his and also ask him if anything can be done with a culvert this full or does it just need to be replaced? Work is also needed at Parks and Sznajdrowicz. Do roads need gravel? Kevin will grade then determine if need gravel before winter. Kevin will talk to Ronnie this weekend and will have a plan for the board.

Snowplowing 2023/2024: Jose Jamarillo will do this year. \$450 per plow. Cost in 22/23 was \$4K and 21/22 was \$7K.

Whitson Cabin: Discussed water issues at Whitson cabin. EAR was not notified of work being done and their plumber damaged one of our valves which caused a large leak that had to be fixed by our plumber. They have installed a shut off at their cabin. If a cabin does not have a shut off installed EAR is requesting you install one. A reminder will be sent to all members.

Water Testing: Not needed at this time. Fred and Jack can have it done in Santa Fe when needed.

Gates: Gates should be opened around Thanksgiving and make sure heaters are turned on in pump houses.

Forward Planning Document: Development of forward planning document needed from Kevin Jameson. Jerry to follow up.

EAR Sunset: EAR sunset is in 2028. Need to keep this date in mind to re-incorporate. Lisa has done background work on this.

Property Taxes: EAR owns 11 lots. Discussion on locations. Tax bill \$842 in 2020 and \$1800 in 2023! This is due to multiplier has gone up and classification of lots changed in Rio Arriba county. Discussion on how to get rid of ones not used. Deed to adjacent owner? Lisa to contact county to see what happens if don't pay. Know goes to auction after 3 years. What happens after that? Will be addressed in Finance Committee meeting.

Map: Jerry has updated the map. Copies distributed to board members.

**Meeting Adjourned:** Fred Mims made a motion to adjourn the meeting. It was seconded by Kevin Berger and the meeting was adjourned by Jerry Crowder at 3:27 pm.

Lisa Berger,  
Secretary