

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

**Annual Membership Meeting  
Minutes  
August 31, 2024**

**Call to Order:** The meeting was called to order by Jerry Crowder, President, at 1:13 p.m. at the residence of Bob and Allison Parks. Thanks to the Parks for hosting the meeting.

**Roll Call:** Present were: Kevin & Lisa Berger, Jerry Crowder, Joseph DiGangi, Jack Frost & Fred Mims, Diana Kelleher, Greg Mershon, Bob & Allison Parks, Agie Sznajdrowicz and Marlane Taylor. 15 voting proxies were received, thus making 25 voting members out of a membership of 43. The requirement for a quorum was fulfilled.

**Election of Board of Directors:** Ron Mershon was re-elected to the Board for a 3-year term. Fred Mims moved and Agie Sznajdrowicz seconded.

**Minutes:** Allison Parks moved to dispense with the reading of the 2023 Annual Membership Meeting Minutes and 2023 Board of Director Minutes and accept them as written. The motion was seconded by Greg Mershon and approved by the membership.

**Treasurer's Report:**

Current cash balance is \$36,922.73. All property taxes, sales taxes and current bills are paid. Eleven owners are outstanding on paying fees. The fire department is in process of paying. 4 liens have been placed on properties. If property sells we will be able to collect past due fees owed. We will contact realtor to make sure they know we have a lien on the property.

Glenda Howard audited the financial records. In her opinion, the financial statements provided to her accurately present the financial position of the Enchant-A-Rama Co-op.

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

**President's Report:**

Thank you all for being here.

**New Owners:** Welcome to Joseph DiGangi who bought from Rylee. He will be here for about half the year in the summer. He asked when our billing is done. It is done on January 1<sup>st</sup>. Cole lot has also sold. This is a road maintenance only property. Need to get new owner information.

**Thank you:** Thank you to Kevin Berger for all the work he has done this year. He has used his personal tractor to work on roads, culverts, etc. He contacted the fiber optic contractor and was able to get 6 loads of gravel to fix the damage to roads that was made laying the line. Allison Parks asked if we know who will provide service. It will be Windstream. Joseph DiGangi was told it would maybe be next year.

Thank you to Fred Mims for all the work she has done as Treasurer. Property taxes on the 10 lots EAR owns have gone way up. Fred has worked with the fire station to take 2 of the properties so we don't have to pay taxes. She has protested with the county on 5 lots. These lots are classified as non-residential so taxes not regulated. Residential lots can only go up 3%. It was suggested that contiguous lot owners buy these lots.

Thank you to Lisa Berger for all her hard work as Secretary.

Finance Committee: The board of directors held a finance committee meeting in November 2023. The meeting was to discuss billing and liens. A second meeting was held in May 2024 to discuss finances and figure out how to further handle non-payment of dues.

Snow Plowing: Jose Jaramillo has agreed to snowplow our roads again this coming winter. Everyone is happy with his plowing with the exception of 2 property owners. Please understand that 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. This is not a neighborhood in Albuquerque. We are remote in the mountains and get a lot of snow, please plan accordingly. I know that he went out of his way to rescue the full time residents first.

Water Lines: We had another incident this past year with an owner breaking one of our lines. This one could of drained the 10,000 gallon water tank but we were able to avoid that. Any work that needs to be done on our aging water lines needs to be addressed by the board first.

Firewise: Fred and Jack volunteered on the chipping day. They ended up being there all day as no other volunteers. Eric Toledo also gathered a bunch of branches for chipping. Please volunteer so the community can help reduce the volunteer firefighter's workload. They work hard, show up when needed, look out for us and are nice people. Diana Kelleher fell recently. The fire chief, Dr. Mike and 1 other firefighter responded quickly to help her. The fire station recently sent out a donation request. Please donate or volunteer if you can.

### **Old Business:**

None

### **New Business:**

Bears: Allison asked that everyone be aware, especially new owners or visitors, please do leave trash outside or on porches. We are in the mountains living in the bear's space. Bob has seen garbage cans tipped over. Please keep garbage cans inside until trash day. Marlane has had people use her trash can when it is out. She is now making sure she brings it in the night of trash day.

Deliveries: Allison asked what address do we use for deliveries. The road up to their cabin is officially named 1756A. Serenity road is 1756. Should be Chama. Discussion.

Burglary: Fred and Jack's cabin was broken into and burglarized recently. They came up last night to find someone had come in through the bathroom window. There was a ladder up on the back of their neighbor's cabin and it was broken into also. Items and keys were taken from the safe by drilling the safe lock. Liquor was packed to take but was not taken. There have been a lot of contractors, tree cutters and septic inspectors in the area lately.

Avonna Lee: Avonna Lee fell on Labor Day weekend last year and broke her hip. She is doing well! She is here this weekend showing her art on the tour.

Meeting attendees thanked Jerry for all his hard work. Thank you to all the new people at the meeting for coming.

**Meeting Adjourned**: Jack Frost made a motion to adjourn the meeting. It was seconded by Marlane Taylor. The meeting was adjourned by Jerry Crowder at 1:45 pm.

Lisa Berger  
Secretary