

Draft Board Minutes

Sambrito Mutual Domestic Water Consumers Association
Meeting of 3/21/26, 1:00 PM

1. Meeting called to order at 1:05 PM by President John Dustin. Roll call and certification of Board Quorum. Present: John Dustin, Leslie McGownd, Dan Verniero, Tom Saunders, Dennis Walker. Joined later by Chris Huber.
2. Members and guests present. Debbie Holder, Martha Walker, Christina Rios, Holly Hott, Yvonne Lucero, Sambrito counsel Germaine Chappelle.
3. Agenda (posted on website and bulletin board) review. No changes suggested. Approval moved by Leslie McGownd, seconded by Dennis Walker, passed unanimously.
4. Minutes of last meeting (12/14/25, posted on website) and Board vote to approve. Moved by Dennis Walker, seconded by Dan Verniero, passed unanimously.
5. Scheduled community forum cancelled due to non-attendance by Rosa Joint Venture. John Dustin gave a brief President's report on the importance of good parliamentary procedure, and distributed pertinent literature. He also noted that our LGPF grant should be coming to a vote by the end of March.
6. Moved to Item 9 of the Agenda, a resolution on bill-paying protocol. Germaine Chappelle suggested some minor amendments, with no dissent from the Board. Approval moved by Dennis Walker, seconded by Dan Verniero, passed unanimously.
7. Treasurer's report delivered by Leslie McGownd, for the period 1/1/26 to 3/20/26. Delinquencies continue to increase, presently at \$85,000+. We continue to accrue operating losses due to non-payments, averaging some \$1487/month since 1/1/26. Financial exhibits were reviewed. A motion to approve the Treasurer's report was made by Dennis Walker, seconded by Dan Verniero and passed unanimously. Leslie McGownd offered the opinion that Christina Rios should be compensated for the last 4 months billings, during which she was not a Director. There was considerable agreement that this was fair. Germaine Chappelle stated this was legal. This subject had not been noticed on the Agenda, so no motion was in order. It was deferred to a later meeting.
8. New business proposed. Dennis Walker remarked on the poor condition of many meters and pits. Legibility of meter entries and photos during meter readings was criticized. Dennis Walker remarked that he had gone on meter reading events recently, and the meters and pits were in terrible condition. He also instituted improvements in the data collection process. Billing agent Christina Rios acknowledged this had occurred. It was agreed by all that a selfie stick should be purchased to further photo improvements, and this issue should be revisited at a future Board meeting.
9. Report from Counsel- Germaine Chappelle indicated that a closed session would not be required. Holly Hott, who owns an accounting and tax firm in Durango, was introduced. She is the Administrator for the Piedra Park Metropolitan Improvement District nearby, and stated she was prepared to step into the billing and accounting role for Sambrito MDWCA, at the hourly rate of \$40. A Q and A period followed. Leslie McGownd moved, seconded by Chris Huber, to engage her company for the stated purposes at the proposed rate. This passed unanimously.

10. Resident and Member Yvonne Lucero gave a report indicating she has had her water shut off by RJV for over three months. It was pointed out that RJV's certified operator had submitted a letter alleging that she had a leak on her side of the system. It was agreed by several observers that there was also a leak on RJV's side of the system, that regularly flooded the pit. A video had been provided to NMPRC substantiating that fact. Germaine Chappelle agreed that she would follow up on this issue by assisting Ms. Lucero with the regulatory agencies.
11. There being no further business, at 3:09 PM it was moved by Chris Huber and seconded by Dan Verniero that the meeting be adjourned, which passed unanimously.

Submitted March 27, 2026. /s/ John Dustin, President