

## Draft Board Minutes

Sambrito Mutual Domestic Water Consumers Association  
Meeting of 5/6//26, 5:30 PM

1. Meeting called to order at 5:40 PM by John Dustin. Roll call and certification of Board Quorum. Present: John Dustin, Leslie McGownd, Dan Verniero, Dennis Walker, and Chris Huber.
2. Members present: Christina Rios.
3. Guests present: Holly Hott, and (telephonically) counsel Germaine Chappelle.
4. Agenda (posted on website and bulletin board) review. No changes suggested. Approval moved by Dan Verniero, seconded by Dennis Walker, passed unanimously.
5. Minutes of last meeting (3/21/26) posted on website) and Board vote to approve. Moved without changes by Leslie McGownd, seconded by Dennis Walker, passed unanimously.
6. At the request of Counsel, Germaine Chappelle, her report was taken early, and the meeting went into executive session, where the only items discussed were the ongoing litigation and personnel issues. No motions were introduced, and no votes were needed or taken. Meeting returned to open session. It was disclosed that once again, Rosa Joint Venture had advanced the notion that they wished to deliver title to property and water rights as required by the stipulation, but that had not yet occurred.
7. Treasurer's report delivered by Leslie McGownd. Delinquencies continue to increase, presently at \$85,000+. We continue to accrue operating losses due to non-payments, averaging some \$1,174/month since 1/1/26. **Water imports alone exceeded gross income by more than \$2,300.** On a happier note, Holly Hott indicated that she had made the April billing, and it had required three hours of her time, a favorable result due to her *experience and a well-developed billing program*. Motion to approve the Treasurer's report was made by Dan Verniero, seconded by Dennis Walker, and passed unanimously.

8. John Dustin provided a brief President's report, stating that our rather late entry into NMFA's TAP program had resulted in the runoff collection/percolation pond study being deferred to the following period. However, the \$60,000 Local Government Planning Program grant for a sewer PER had been approved, and he believed a contract with Martin/Martin would be ratified soon. Some questions were forthcoming regarding the advisability of considering amendments to the bylaws with PRC's litigation against RJV under way. Germaine Chappelle indicated that the normal business of Sambrito need not be deferred because of this factor.
9. Pursuant to a request made at the last meeting, the question of compensation for billing services provided by Christina Rios while not a Director was introduced. Discussion ensued, and there was a consensus that such a step was both reasonable and legal. A motion was made by Dennis Walker to approve a payment of \$20/hour for 40 hours for these services, which was seconded by Leslie McGownd. It was unanimously approved by voice vote.
10. John Dustin introduced the question of the Director status of Tom Monaghan, who was seriously delinquent in his water bill payments. He stated that a review of Sambrito's Articles and Bylaws indicated that the occurrence of such a delinquency had the automatic effect of a constructive resignation from the Board. After further discussion, it was moved by Leslie McGownd and seconded by Chris Huber to accept Tom Monaghan's resignation as a Director, which passed unanimously. A number of Directors expressed their thanks to Tom for his multifaceted service to the community over a substantial number of years, and hoped it would continue in various ways.
11. There being no new business proposals or oral communications, Dennis Walker moved to adjourn, seconded by Chris Huber, and carried by unanimous voice vote at 7:02 PM.

*Respectfully submitted May 12, 2026*

*/s/ John Dustin, President Sambrito MDWCA*