MINUTES – REGULAR MEETING
Board of Directors of Timberon Water and Sanitation District
Tuesday July 14, 2026 at 5:00 pm
Timberon Community Center, "Lodge"
1 Bobwhite Circle, Timberon, NM 88350

Authorized by Otis Price, Chairman of the Board of Directors, Timberon Water & Sanitation District.

CALL TO ORDER
Chairman Otis Price called the meeting to order at 5:00 PM.

Pledge of Allegiance
Salute to the New Mexico Flag *"I salute the flag of the state of New Mexico, the Zia symbol of perfect friendship among united cultures."*

ROLL CALL
Board members present: Chairman Otis Price, Treasurer Josh McCurdy, Director Jesse "JJ" Duckett and Director Derenda Robb.
A quorum was achieved.
Staff present: General Manager Wendy Case and Board Secretary Nanette Thorell

APPROVAL OF AGENDA
Treasurer McCurdy moved to approve the agenda. Director Robb seconded the motion. A vote was called. All voted in favor, none opposed. The motion to approve the agenda passed unanimously.

MANAGER REPORT
GM Case presented her report:

- Water production – Well #1(the plant), produced 3,427,740 gallons. Well #2 (the golf course well) produced 1,985,600 gallons, for a total of 5,412,340 gallons. Gallons sold are not yet available because billing is delayed.
- We have hired two new office staff: Valerie as Billing Clerk and Lydia at the Front Desk.
- We had a meeting with the DFA this week; there is still no approved budget due to changes in reporting for Special Districts (TWSD is a Special District).
- Thank you to JJ for providing water notices to the community.
- Otero County awarded a Surface Grant in the amount of $12,000 to help match the 10% Colonias Grant.
- NMED informed us this week that board members need 12 hours of training: six hours of finance training and six hours of Board Compliance training.
- Status of the NMED $39,420 grant: $33,000 has already been approved. They need more information today, which she will attend to after the meeting, in hopes of getting the remaining $6,420 approved.
- The plant transfer pump is going out; we need to purchase a new pump.
- Our new meter reader found a leak at a home meter — 720,000 gallons, leaking at 21 gallons per minute. It has been shut off.

TREASURER REPORT
Treasurer McCurdy presented his report:
Bank balances:
F&S: $70,315.69

Operations: $57,754.16
USDA – Construction Pass-through: $2.30; Debt Service: $5,993.46; Short Term Asset Replacement: $167,576.84
Water Restricted Reserve: $5,158.38
Water Standby: $114,964.21

- We talked to the New Mexico Finance Authority on Monday. They are understanding about what we inherited and want to help get us in line. They mentioned that Wendy is very efficient and gets back to them quickly, which is very helpful. Their goal is to get us back on track by the end of the year. We have another meeting on Thursday with the New Mexico Environment Department (NMED).

DISCUSS / APPROVE MINUTES of the June 19, 2026 Special Meeting
Treasurer McCurdy moved to approve the minutes of the June 19, 2026 Special Meeting. Director Duckett seconded the motion. A vote was called. All voted in favor, none opposed. The motion to approve the minutes passed unanimously.

OLD BUSINESS
There was no old business.

NEW BUSINESS
1. Discussion / Appointment of Director, Position 3.
Chairman Price thanked the five candidates who applied; three of them were present, and Chairman Price invited them to address the board and the community before the appointment commenced.
Candidate Sherry Tackett spoke on her qualifications and invited questions from the community.
Candidate Arden Schug spoke on his qualifications and reasons for wanting to be appointed to the board.
Candidate Cathie Johnson spoke on her qualifications and reasons for wanting to be appointed to the board.
Chairman Price opened the nominations. Director Robb nominated Ms. Johnson and Ms. Tackett. Directors Duckett, McCurdy, and Price also nominated Ms. Tackett. A roll call vote was called.

Director Robb voted for Ms. Tackett
Director Duckett voted for Ms. Tackett
Treasurer McCurdy voted for Ms. Tackett
Chairman Price voted for Ms. Tackett
Sherry Tackett was confirmed by unanimous vote. The audience applauded.

2. Swearing in of newly appointed Director.
Secretary Thorell swore in the new director and notarized her Oath of Office. Director Tackett took her seat on the board.

3. Discussion / Election of Vice-Chair
After a short discussion, the board agreed to waive the election of a Vice-Chair and wait for the next biennial election, when a permanent replacement would be voted in.

4. Adopt Corporate Resolution supplied by First National Bank, authorizing General Manager Wendy Case to have online credit card access.
After some discussion, Director Robb requested that the board also have access to the online account for the credit card. As it was not an agenda item for this meeting, Director Duckett requested that the Secretary put it on the Board Action Items list.

Treasurer McCurdy moved to adopt the Corporate Resolution supplied by First National Bank, authorizing General Manager Wendy Case to have online credit card access. Director Duckett seconded the motion. A vote was called. All voted in favor, none opposed, and the motion passed unanimously.

5. Approve 18 liens on Standby lots for a total of $4,430.10.
Chairman Price clarified the approved procedure, where a lien is put on a property after four years of delinquent bills, two additional letters of contact from TWSD before filing the lien, and then an additional letter after the lien has been recorded. Treasurer McCurdy moved to approve the 18 liens on Standby lots for a total of $4,430.10. Director Tackett seconded the motion. A vote was called. All voted in favor, none opposed. The motion passed unanimously.

6. Discuss/Approve/Disapprove doing a "test" foreclosure for delinquent Standby fees.
Director Duckett spoke briefly about this agenda item, noting that the board does have a fiscal responsibility to collect our debts. TWSD has been filing liens for years but never completed a foreclosure. He recommended that we start with the oldest lien first, doing one foreclosure to familiarize everyone with the procedure.
Director Duckett moved to authorize a foreclosure for delinquent Standby fees for one property picking on with the oldest lien using the current approved procedures. Treasurer McCurdy seconded the motion. A vote was called. All voted in favor, none opposed. The motion passed unanimously.

7. Discuss/Approve/Disapprove establishing a leak detection/line inspection crew, using current employees.
Director Duckett presented his idea for a leak detection inspection crew, stating that NMED would like to see a plan in place to show that action is being taken to decrease that water loss. Rather than waiting for a possible multi-million dollar grant to replace the whole system, we should start looking for leaks now. He proposed that the crew consist of field operators and volunteers and inspect our water system road by road. Director Duckett laid out a procedure involving collecting data, turning valves, and monitoring SCADA.
Director Duckett moved to create a leak detection team using current employees going road by road checking valves, meters and any possible leaks and documenting everything. Director Robb seconded the motion. A vote was called. All voted in favor, none opposed. The motion passed unanimously.

8. Discuss/Approve/Disapprove setting up/expanding remote viewing of SCADA.
Director Duckett reviewed the SCADA (Supervisory Control and Data Acquisition) system currently in place and noted that there was no remote viewing of SCADA at this time, which could create a delay in action. Chairman Price added that they had previously requested of I&C that they set up multiple remote stations, expanding the system for more people to monitor it.
Director Duckett moved to approve setting up remote viewing of SCADA for our water operators, the GM, and one designated board member. Director Robb seconded the motion. A vote was called. All voted in favor, none opposed. The motion passed unanimously.

PUBLIC QUESTION AND ANSWER SESSION

- Community member Tim suggested using an internal pipe liner.
- Community member Robert asked about the other wells (T-Box, Starr, and the Springs). Chairman Price answered that they all had various issues that were being addressed.
- Community member Clark asked when the Springs would come back into the system. GM Case addressed this; she said it had to go through three months of testing, and the District had to rebuild the history that was lost.

- Fire Chief McWilliams remarked that the line from the Plant to the Tanks should be prioritized. Chairman Price agreed and explained that the route the water currently takes to get to Tank 2 is inefficient and needs to be rerouted.
- Community member Kim commented, "When can we start digging!"
- Community member Ruth wanted to know who is taking care of the funds and why the District doesn't have enough money. Treasurer McCurdy answered that he and the GM worked together on the funds, and that the District was owed over two million dollars in delinquent revenue that has built up over many years.
- An unidentified community member asked who in New Mexico state government the residents should contact to get some assistance or attention. Treasurer McCurdy answered U.S. Senator Martin Heinrich and U.S. Representative Gabe Vasquez.
- Community member Tim asked about the garbage. GM Case explained that the District was approved for a grant for dumpster improvements, but the grantor wants the District to have a fiscal administrator in place before releasing the money. She and Treasurer McCurdy are meeting with the appropriate people later this week to address this.

DIRECTOR'S REMARKS
Chairman Price, who has been in contact with Statewide Drilling about the transfer pump, said the pump would be in Alamogordo tomorrow and would hopefully be installed by Friday. They are waiting on a quote for the cost of installation, and an Emergency Meeting will probably need to be called as soon as they get a price for the pump and the cost to install it, to approve those funds once the total cost is known.

Chairman Price shared a recent conversation he had with Matt Clark of the Emergency Operations Center; there may be some money available to the District, and he will get on the phone tomorrow to follow up.

MOTION TO ADJOURN
Treasurer McCurdy moved to adjourn the meeting. Director Robb seconded the motion. A vote was called. All voted in favor, none opposed, and the meeting adjourned at 6:26 PM.

Approved July 31, 2026

~~Chairman Otis Price~~ ______________ Treasurer Josh McCurdy

Secretary Nanette Thorell NThorell
{SEAL}