

Minutes of
Sky Country Estates Mutual Domestic Water Consumers Association Board
of Directors Meeting

Date: Wednesday, March 11, 2026, at 3:00 pm MDT

Location: 63 Clear Sky Road, Cloudcroft, NM.

Call to Order. President Koch called the meeting to order at 3:00 pm MDT.

Confirm a Quorum. All five Director present in person. Quorum confirmed. Members also present via phone are John and Shelly Fenoglio, Mary Duce, Jeremy Hodges, Mike DuBois, Tim Navrkal. Members present in person are Dan Sarkozy, Mary-Anne Estrada and Stefanie Koch.

Directors and Public Comments. There were no comments.

Approve Minutes of Board Meetings. Present Koch presented minutes of the February 11, 2026, Board Meeting. The minutes are on the website and were sent to all the Directors prior so they would have a chance to review them. There were no comments or corrections to the minutes. Director McDaniel made a motion to approve. The motion was seconded by Director Hanson. The minutes were approved by unanimous vote of the Directors.

Financial Report. Treasurer McDaniel reported February expenses for Administrative were \$125.79, Water System expenses were \$4,009.19. Treasurer McDaniel noted the Purchase Water expense included both January, six trucks, and February, four trucks, that were paid in February. Total expense was \$4,134.98. Income totaled \$3,441.58 which included a new membership fee of \$1,500 from the new owners of lot #5. First National Bank checking account balance at the end of February was \$64,998.16 and QuickBooks check balance was \$24,887.41. Total cash available at the end of February was \$89,875.57. The total amount of membership approved assistance to the POA lawsuit against the property adjoining Sky Country Estates to the north so far is \$3,053.67. President Koch made note that the financial report is available on our website, www.skycountryestateswater.com. There were no comments or corrections to the financial report.

Water System Report. President Koch said that we have found a leak in the water line from well # 2 to the main storage tank on lot # 9. He said he noticed a larger amount of water use starting the end of December but was unsure because of the holiday use. In January after the holiday use subsided he started searching for a source of water loss. Eventually it was determined the line from well # 2 to the main storage tank was the source of the water loss. He then turned off well # 2 and isolated the line which left well # 3 as our only source of water.

Well # 3 produces around 600 gallons per day which meant our reserve in the main storage tank was dropping by around 200 to 300 gallons per day. A few days later he noticed the 5,000-gallon

tank at well # 3 was full of water. The water in that tank should have pumped up to the main storage tank. He found out the booster pump that pumps the water was not working. At this point there was no water being added to the main storage tank from either well.

We got the pump replaced about a week later and were able to pump the water from the 5,000-gallon tank up to the main storage tank and well # 3 was again supplying water. A few days later he was again at well # 3 and he noticed the 5,000-gallon tank was empty and the booster pump was running. The result was air being pumped into the water line but no water. He again shut down the booster pump, which again meant no water from well # 3 was available to the system. The problem was a pressure sensor that controls and shuts off the pump when the 5,000-gallon tank was low failed. It took another week to get that sensor replaced and get well # 3 back online.

After this, work started on locating and repairing the leak in the line from well # 2 to the main storage tank. They ended up replacing 700 to 800 feet of water line. We used the old water line to well # 1, which has been out of service for at least 15 years, as a replacement line and 80 feet of new line. As of March 7, well # 2 was back online and pumping water up to the main storage tank. At this time the system was back to normal.

With both wells working President Koch said we should be able to handle the daily water use until the spring and summer when we get more people up here enjoying the mountain. The total amount of expenses so far for the leak and pump repair including 12 loads of purchased water at \$4,128,00, is \$12,306.36. We are expecting a couple more bills to come in. President Koch thanked Don Littlefield and Dan Sarkozy for their work helping to fix the system.

Water System Improvement Project Update. Souder Miller and Associates has started the engineering design of our water system improvement project. They are funded by the grant we received for their work. President Koch received an update from our Project Engineer Robert Storey that said, “we have begun field data collection for the geotechnical report and survey data and in the upcoming month we will compile all the data and begin preliminary design.” They have been seen in Sky Country Estates taking altitude and elevation readings along the roads and have drilled five foot bore holes collecting core samples along the roads where the water lines run. President Koch said our grant requests are included in the NM State Legislature appropriations request that are currently on the governor’s desk for signature. Once they are signed the legislators will divide the money up and assign to grant requests. Last year we were denied because we were not “shovel ready” to start construction and we hope for a better result now that Souder Miller is in the process of the design.

President Koch gave a summary of a letter he is sending to Robert Storey, Project Engineer, Souder Miller and Associates, summarizing the latest water line leak and pump issues. In the letter he asks for their opinions, using their expertise, in redrilling one or more of our existing wells to increase water production. Both of our working wells have issues that prevents the pump from going deeper in the wells and well # 1 has caved in and is shut down.

Old Business. None.

New Business. None

Public Comments. Members Mary Duce and Tim Narvkal thanked everyone who worked on the water issues.

Directors Comments. President Koch thanked the Burkes for their patience and understanding with the digging along their driveway.

Adjournment. Director McDaniel made a motion to adjourn. Director Hanson seconded. The motion passed unanimously. President Koch adjourned the meeting at 3:33 pm MDT.

Approval of Minutes:

Date
