

Minutes

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

Date: Wednesday, February 11, 2026, at 3:00 pm MT

Location: 63 Clear Sky Road, Cloudcroft, NM

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

Confirm a Quorum. All five Directors are present, either in person or on phone. Also attending are members Gary Brotan, Joan Nussbaum and Mary-Anne Estrada.

Directors and Public Comments. No Director comments. Member Joan Nussbaum asked about the air in the water lines. President Koch said that is a result of the water line leaks and booster pump issues we are experiencing. President Koch said the air should be dissipating soon.

Approve Minutes of Board Meetings. The Directors have all reviewed the minutes of the January 14, 2026, Board meeting. Director Hanson made a motion to approve the January 14, 2026 minutes. His motion was seconded by Director McDaniel. The motion passed by unanimous vote of the Directors.

Financial Report. Treasurer McDaniel gave a financial report as of the end of January. Total administrative expense for January was \$949.96 and water system expenses were \$7,847.19. Total expense of \$8,797.15. The largest water system expenses were purchased water of \$2,016.00 and well # 3 booster pump replacement of \$5,513.34. Total income for the month was \$1,966.00. Total cash in checking accounts totals \$91,288.53.

Water System Report. President Koch reported on January 16, 2026, he noticed our water storage amount had dropped considerably which indicated higher water use. At that time he started looking for a water line leak. After several days alternately turning off sections of the main line and the lines going to well # 2 and the line down to Painter Canyon, lot # 68, he was able to determine the leak was in the line from well # 2 to the storage tank. At that time the main storage tank was at 1,680 gallons. All the water from well # 2 did not make it to the storage tank and was leaking out of that line. With well # 2 and the line to well # 2 shut off, the only water supply was from well # 3 at around 600 gallons per day. Normal daily water use is from 600 to 900 gallons per day. At well # 3, there is a 5,000-gallon storage tank that well # 3 pumps into and a booster pump to send the 5,000-gallon tank water up to the main storage tank. The next day after finding the leak is in the well # 2 line to the main storage, he noticed the 5,000-gallon tank was nearly full. It was then that he found the booster pump was not working. He turned off well # 3. Now there was not any water being added to the main storage tank. He ordered a new pump, but it had a five to six week delivery time. He then called a local well service and they were able to create a new pump system with a pump they stocked. The new pump system was installed on January 27 and we were able to turn on well # 3 and pump the water in the 5,000-gallon tank to main storage tank. On January 31, he received calls from residents complaining about the air in the water. After investigating, he found the 5,000-gallon tank was empty but the booster pump was still running,

causing air to be inserted into the water lines. That issue was caused by a pressure sensor on the 5,000-gallon tank that unfortunately picked that time to go bad. On February 9, the sensor was replaced and well # 3 was back online. During all this time we had to purchase water and have it trucked up the mountain from Alamogordo. Work continues finding the leak in the line from well # 2 to the main storage tank. The leak appears to be between the Burkes house and well # 2 meter box. On February 10, the main storage tank had 4,200 gallons. President Koch suggested that we purchase a couple more loads of water to increase the amount of water we have in storage considering well # 2 is down and the possibility of weather affecting the delivery of water in February and March. The Directors unanimously were in favor of ordering water now.

Water System Improvement Project Update. Souder Miller and Associates have started the engineering design work for the water improvement project. Director Hanson suggested we ask for monthly updates and President Koch said he would contact them ask for updates.

Old Business. None

New Business. President Koch asked the Board if they thought it might be a good idea to investigate the possibility of a grant to purchase equipment for the repair of lines and installation of new services. Currently the equipment used is Don Littlefield's equipment. President Koch also suggested looking into a grant for a building to house the equipment. The Directors were in favor of investigating this. President Koch said he would investigate.

Public Comments. Members present thanked everyone working on the water line leaks.

Directors Comments. None

Adjournment Director Littlefield made a motion to adjourn. The motion was seconded by Director Hanson. Motion passed unanimously. President Koch adjourned the meeting at 3:36 pm MT.

Approval of Minutes:

Date
