

## Meeting Minutes

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

**Date: Tuesday, September 9, 2025, at 3:00 pm MDT**

1. **Call to Order.** President Koch called to order the meeting at 3:00 pm MDT.
2. **Confirm a Quorum.** All five Directors are present either in person or on the phone. Quorum confirmed. Also, present was member Mary-Anne Estrada.
3. **Directors and Public Comments.** None.
4. **Approve Minutes of Board Meetings.** President Koch presented the August 13, 2025, Board meeting minutes. There were no additions or corrections from the Directors. Treasurer McDaniel made a motion to approve the minutes. The motion was seconded by Secretary Hanson. Motion passed by unanimous vote of Directors.
5. **Financial Report.** Treasurer McDaniel gave the financial report as of the end of August 2025. Expenses in August totaled \$5,358.73. Of that amount \$3,129.65 was for new service connection expenses and \$1,522.00 for purchased water. Total income for the month of August was \$4,176.71. Total cash available in checking accounts at the end of August was \$94,782.34.
6. **Water System Report.** President Koch gave a short report on the status of the water system. Well # 2 production has dropped to 480 gallons per day down from 496 gallons in July. Well # 3 production is still 600 gallons per day. Water use prior to the Labor Day weekend averaged around 1,208 gallons per day. Highs ranged from 1,740 average gallons per day from August 25 to August 28. Low water usage averaged 805 gallons per day from August 5 to August 7. Average over the last 3-day weekend, September 5-7, was 822 gallons per day. As a result, we purchased 2 loads of water in August, 8/9 and 8/27. Until well # 2 production increases, we may have to continue trucking in water. Expected increase by late October. Possible reasons for large fluctuations in average daily water use include part-time homeowners' visits and the construction activities on 4 new building sites.  
President Koch presented a chart of daily water production by month for years 2022 through the current month of September 2025. The chart also contained the amount of rain for the same months. There was discussion about what the chart could mean to forecast water production in the future. Attached as exhibit A.
7. **Water System Improvement Project Update.** We had meeting with Souder Miller and Associates regarding project construction costs. They will review and work on lowering costs in hopes of increasing chances of getting grants. Suggestions were made by both parties for ways to reduce construction costs and adjust the grant requests' amounts.

We are waiting for the New Mexico Finance department to send the final grant paperwork for the Phase one engineering work so we can approve and accept. This will get Souder Miller and

Associates working on the construction design for phase two and three, so we are ready to start construction next year in anticipation of getting the grants for construction.

8. **Old Business.** President Koch read a certified letter he received on July 30, 2025 from Mathew Burke, lot # 68, 147 Clear Nite Road, requesting we do not use his new improved driveway from Big Dipper Road to well #2. He asked us to use the northern entrance from Clear Nite Road only. Although we do have an easement to use either of Burkes driveway to access well # 2, President Koch said he has no problem honoring Mr. Burkes request at this time but that could change in the future. President Koch said we would address the issue when needed.

The new chlorination system for well # 3 has been approved and we have ordered the parts needed to install it. When the parts come in we will work on installing the system.

Director Littlefield suggested we contact a concrete contractor that he has worked with for an estimate on the cost for him to install a concrete pad around the main line valve riser at the intersection of Clear Sky Road, Clear Nite Road and Capricorn Point. It was agreed to contact the contactor and get a cost to get the repair done.

9. **New Business.** President Koch read an easement document our attorney created that we will present to the POA Board for a perpetual easement across, over and through the roads in Sky Country Estates for construction and maintenance of the water system. This is an easement needed by the New Mexico Department of Finance for purpose of the grant contracts. Once approved by the POA Board we will have the easement recorded by the County Clerk. All Board members approved by voice vote.

10. **Public Comments.** None.

11. **Directors Comments.** None.

12. **Adjournment.** Secretary Hanson made a motion to adjourn. The motion was seconded by Director Littlefield. The motion passed unanimously. President Koch adjourned the meeting at 3:34 pm MDT.

Approval of Minutes:

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Date

## EXHIBIT A

	Rain 2022	Well 2 Output	Rain 2023	Well 2 Output	Rain 2024	Well 2 Output	Rain 2025	Well 2 Output
January	0.76	1830	2.12	2831	0.65	1780	0.28	767
February	1.07	1759	1.81	2654	1.4	1764	0.2	710
March	1.64	1863	1.98	2492	1.55	1651	0.04	654
April	0	1714	0.02	2783	0.3	1496	0.41	627
May	0	1128	0.62	2721	0.3	1288	1.17	694
June	6.63	432	1.01	2469	3.63	1091	3.24	527
July	8.06	509	2.88	2563	4.51	1005	3.43	504
August	9.35	1478	3.53	2258	4.41	968	2.33	496
September	3.86	3296	2.36	2210	1.22	1025	0.51	480
October	4.79	3409	0.21	2222	0.33	974		
November	0.82	3388	0.45	2222	2.58	948		
December	1.46	3914	0.91	2017	0	864		
Total	38.44		17.9		20.88		11.61	

Snow	2021-22	2022-23	2023-24	2024-25
Inches	35	65	68	32

Well # 3	Output
	600