

MINUTES OF THE ANNUAL MEETING OF THE CEDAR CREEK WATER COOPERATIVE (CCWC) JANUARY 28, 2017

1. CALL TO ORDER: The Annual Meeting for the year ending December 31, 2016 was called to order by President Mike Griego at 9:06 am, Saturday, January 28, 2017 at the Placitas Community Center. Board members present: President Mike Griego, Treasurer Roger Likewise, Secretary Bob Gajkowski. Because of urgent family matters VP Phil Howard and Member-at-large Andy Ferretti were not present.

The membership was represented by 12 lot owners. Also present was member of the shared-well system on Orno Creek Road.

2. PROOF OF MEETING NOTICE: The Secretary provided a copy of the 1/2/2017 Notice of Meeting (copy attached) that had been included in the January 2017 monthly billing to the membership. The same Notice was posted on the community bulletin board and on the Cedar Creek Homeowners' Assn. website.

3. MINUTES OF PREVIOUS ANNUAL MEETING: These Minutes were accepted by vote of the members present.

4. OFFICERS' REPORTS: (a) Directors' Report (copy attached) was presented by Bob Gajkowski. In answer to a question from a member concerning the location of the proposed Well #4 it was sited at the south side of Cedar Creek Road & west of Mimbres Road. Another question concerned CCWC's ownership of 17.25 acre feet of water and what effect the loss of Well #1 in the future might have. Such a loss would reduce CCWC's acre footage to 14.25. It was moved and seconded to accept this report as presented. Passed. (b) Treasurer's Report (copy attached) was presented by Roger Likewise. He reported that problems and repairs to Well #2 during the past year had adversely impacted the CCWC budget as did the Board decision to proceed with the construction of Well #3 which required a construction loan. A 3% loan was obtained from the the New Mexico Rural Water Assn. As the construction of Well #4 advances it may be necessary to seek additional loan funds. This may require an increase in the current members' assessments. The Board intends to maintain a standing balance of \$29,500.00 in the CCWC emergency fund. It was moved and second to accept this report as presented. Passed. (c) Operations Report (copy attached) was presented by Mike Griego, who, following his report, answered questions about the depth of Well #2 (540 feet) and explained the procedures employed to keep Well #2 online; he also described the damage and repair to a section of the distribution line under Cedar Creek Road in late 2016. It was moved and seconded to accept this report as presented. Passed.

5. UNFINISHED BUSINESS: (a) Mike explained the current status of the construction on Well #3. It is ready to go online as soon as the final approval is received from New Mexico Environmental Dept. (NMED). That approval is expected soon. Copies (attached) of construction drawings and the well digger's contract for Well #3 were available. (b) The Board is considering a "Deferred Maintenance Program" to better determine the life-span of equipment in order to anticipate both repair/replacement and the associated costs. This subject was only touched upon and will be refined and presented to the membership at a future date. (c) (d) The purchase and installation of a SCADA monitoring system, first discussed at last year's Annual Meeting, and the upgrading of the hypochlorite injection system were both delayed by the unexpected costs of emergency maintenance to Well #2 and the construction of Well #3. The Board intends to go ahead with the purchase of these systems in 2017. It was moved and seconded to accept this report as presented. Passed.

6. NEW BUSINESS: (a) Election of Directors for Seats 1(of Phil Howard), 2(of Roger Likewise) and 3(of Bob Gajkowski) for two-year terms. From the floor members John Robertson and Bob Landers were nominated to fill Seats 2 and 3, respectively. By unanimous vote of the members present they were elected. Seat 1 which expires in December 2017 will continue to be held by Phil Howard until such time as he is able to sell his residence and moves from the community. (b) Board Considerations for 2017. The Board will continue to move ahead with the Phase II modifications to the well house and the addition of two new storage tanks. This is currently being addressed by an engineering contract with Bill Miller Engineering, Santa Fe, for the plans. Phase III plans for a new well (Well #4) are currently in the initial planning stages. Phase IV installation of a SCADA monitoring system, a back-up power system and the hypochlorite injection system will be considered following completion of the well house modifications, installation of the new storage tanks and the completion of Well #4. (c) Members' Comments & Input. The members present expressed their appreciation to the Board of Directors for their efforts throughout the year.

7. ADJOURNMENT: President Griego adjourned the meeting at 10:29 am.

Respectfully submitted,

/s/ Bob Gajkowski

Secretary