

Tyrone Water & Wastewater Association Board Meeting
July 16, 2025 – 6:30 P.M. – Tyrone Community Center
Draft Minutes
Website: tyronewater.org

1. **Call to order and declare a quorum – Alan Berg-President**
 - a. **Legal requirements for public notice have been met**
 - b. **Grant County Beat, tyronewater.org website, bulletin boards**
 - c. Alan Berg called the meeting to order. Alan Berg, Doug Gorthy, Elizabeth Gonzales, and Angie Roach were present.
 - d. Alan noted that the legal requirements for public notice had been met with advertisements in the Grant County Beat, on the website, and on the Post Office bulletin board.
 - e. Alan Berg declared a quorum.
2. **Approval/disapproval of Agenda-Deletions**
 - a. Alan Berg stated that there were no deletions to the agenda. Doug Gorthy made a motion to approve the agenda as presented. Elizabeth Gonzales seconded the motion. The agenda was approved unanimously.
3. **Nomination of Austin King to the Tyrone Water & Wastewater Association Board of Directors.**
Motion by: Doug Gorthy Seconded by: Elizabeth Gonzales Results of Voice Vote Yes, 4-0
 - a. Doug Gorthy nominated Austin King to the Board of Directors. Elizabeth Gonzales seconded the motion.
 - b. Austin King stated that he had waited a long time to move here, and that he was looking forward to contributing to this Community.
 - c. When asked about his background, Austin stated that his background was in administration, marketing, and advertising. He worked for a Corporation for about 20 years and then went on to run three of his own businesses.
 - d. A roll-call vote was taken. Elizabeth Gonzales, Angie Roach, Doug Gorthy and Alan Berg all voted yes. Austin King’s appointment to the Board was approved unanimously. Austin King joined the Board for the remainder of the meeting.
4. **Approval/disapproval of minutes of June 18, 2025 TWWA Board Meeting**
 - a. Doug Gorthy made a motion to approve the draft minutes of the June 18, 2025 meeting. Elizabeth Gonzales seconded the motion. The minutes were approved unanimously.
5. **Approval/disapproval of the June 2025 statement of financial condition**
 - a. Doug Gorthy made a motion to discuss the Statement of Financial Condition. Elizabeth Gonzales seconded the motion.
 - b. Our accountant, Jennifer Klotz, presented several financial documents (these were also referenced in Items 7c-e and 7h later in the meeting). She began by emphasizing the fact we are required to use the Local Government Budget Management System (LGBMS). This was not being done properly by Morones.
 - c. Jennifer Klotz discussed the cash reconciliation from the end of FY 2025 to the end of FY 2026. She then showed the revenue and expenses for each quarter of FY2025 in a format utilizing the categories defined by LGBMS.
 - d. Jennifer pointed out that BAR 2026-01 (Item 7h) is a Budget Adjustment Request to use the new budgeting system and to reconcile our cash. The Board must also accept the 4th Quarter Final Statement of Activity and close-out the accounting for the budget year 2025.
 - e. Jennifer Klotz then walked the Board through the financial documents including: 1. Our current approved budget, 2. The budget re-cast into LGBMS format, 3. The interim budget, 4. Information on our recently completed New Mexico Finance Authority (NMFA) loan including loan payment amounts, and 5. Our Colonias grants listed with full grant amounts and project numbers.
 - f. Questions and Comments from the Board:

- i. All the money from the now-closed First American Bank accounts were moved into the Western Bank accounts? Yes.
 - ii. Why do we have so many accounts at Western Bank? These are the reserve accounts required by the USDA.
 - iii. Are we going to keep all of these accounts? No, we have just been too busy to get them consolidated. In the future, we will only have two reserve accounts: 1. The NMFA reserve account and 2. Our own reserve account (with a goal to set aside 12% of our annual income).
 - iv. Alan Berg reminded the Board that when our Colonias projects are completed, we will have to start paying on the loan portion of these grant-loan funds. We recently raised our assessments from \$65 to \$75 as one of the NMFA loan requirements. However, when we start paying back the Colonias loans as well, the State may require us to raise our assessments.
- g. Alan called for a vote to approve the June Statement of Financial Condition. The motion was approved unanimously.

6. Old Business

- a. **CIF-6443, CIF-6444, CIF6793 progress August 6, 2025, special Board meeting to approve CIF-6443 and CIF-6444 contract documents with the State of New Mexico Financial Administration**
 - i. Alan Berg stated that these contracts will be discussed at the August 6th Board meeting. A quorum will be required to sign these documents. Alan added that the NMFA had suggested that the Board should have other officers (i.e. Vice President, Treasurer) not just the President.
- b. **Report on delinquencies and progress on collections**
 - i. Alan Berg and Eddie Mendoza stated that 14 new liens on properties were filed last week. Three of the properties are basically going to be write-offs, but we will be able to collect what we're owed whenever the property is sold.

7. New Business

- a. **Accept the resignation of Angie Roach as a member and Secretary of the TWWA Board effective at the end of this meeting on July 16, 2025**
 - i. Doug Gorthy made a motion to accept the resignation of Angie Roach. Elizabeth Gonzales seconded the motion.
 - ii. A vote was taken, and Angie's resignation was accepted unanimously.
- b. **Approval/disapproval of Resolution 2026-01 an emergency meeting of the Board of Directors to remove Angie Roach from the Western Bank account as an authorized signer and add Doug Gorthy to the account as an authorized signer**
 - i. Alan Berg discussed an emergency meeting attended by Alan Berg, Doug Gorthy and Angie Roach. This meeting was called to make Doug Gorthy a signer on the Western Bank account and to remove Angie from the signatory position. The motion to approve Resolution 2026-01 was approved during that emergency meeting.
- c. **Approval/disapproval of Resolution 2026-02 TWWA Annual Budget for Fiscal Year 2026**
 - i. Alan Berg explained that the Community had approved the Annual Budget in the May Annual Membership meeting, but the Board also must officially approve the budget.
 - ii. Doug Gorthy made a motion to approve the TWWA Annual Budget for Fiscal Year 2026. Elizabeth Gonzales seconded the motion.
 - iii. A roll-call vote was taken. Austin King, Elizabeth Gonzales, Angie Roach, Doug Gorthy and Alan Berg all voted yes. The motion was approved unanimously.
- d. **Approval/disapproval of Resolution 2026-03 4th quarter statement of activity**
 - i. The 4th quarter statement of activity was previously discussed in Item 5. Elizabeth Gonzales made a motion to approve the 4th quarter statement of activity. Doug Gorthy seconded the motion.
 - ii. A roll-call vote was taken. Austin King, Elizabeth Gonzales, Angie Roach, Doug Gorthy and Alan Berg all voted yes. The motion was approved unanimously.
- e. **Approval/disapproval of Resolution 2026-04 financials for all quarters of Fiscal Year 2025 statement of activity**
 - i. Alan and Jennifer explained that this resolution would approve the financial documents for the

entire year. Alan noted that the financials for the year are not ideal, but that we are moving forward with our new accountant.

- ii. Doug Gorthy made a motion to approve the financials for all quarters of Fiscal Year 2025. Elizabeth Gonzales seconded the motion.

- iii. Questions and Comments from the Board

1. Jennifer Klotz was asked if she was fixing our accounting mess? Yes, she reconciled the entire year with the 4th quarter. This allows us to close the 4th quarter and the entire year and move forward. The cash amount from the 4th quarter will be used to start the next Fiscal Year.
2. Could there be other additional, mystery accounts? Not that we know from Morones. Previously, Morones was the only signatories on our checking accounts!
3. Alan Berg reiterated that our auditor, Carney Foy, had found no evidence of fraud or embezzlement, just poor accounting practices.
4. Alan called for a vote to approve the financials for all quarters of Fiscal Year 2025. The motion was approved unanimously.

- f. **Approval/disapproval of Resolution 2026-05 Updated Rules and Regulation and Administrative Procedures**

- i. Alan Berg explained that the Rules and Regulations were updated to reflect the current water rates from the Town of Silver City. Now that the Town has a new billing system, they've begun charging us tiered rates for different amounts of water usage. We've also updated the rates for connection of a newly constructed home to our water and sewage systems.
- ii. Elizabeth Gonzales made a motion to approve Resolution 2026-05. Doug Gorthy seconded the motion. The motion was approved unanimously.

- g. **Approval/disapproval of Resolution 2026-26 RESOLUTION BY THE GOVERNING BODY OF TYRONE WATER & WASTEWATER ASSOCIATION (TWWA), GRANT COUNTY, NEW MEXICO, HEREBY AUTHORIZES FILING OF AN APPLICATION AND NECESSARY DOCUMENTS FOR FUNDING ASSISTANCE THROUGH THE NEW MEXICO FINANCE AUTHORITY WATER PROJECT FUND FOR FUNDING FROM THE TECHNICAL ASSISTANCE PROGRAM FOR PROFESSIONAL ASSISTANCE FOR WATER & WASTEWATER SYSTEMS.**

- i. Alan Berg stated that approval of this Resolution would allow us to file an application with NMFA for funding assistance for help with administration of our upcoming large projects.
- ii. Doug Gorthy made a motion to approve Resolution 2026-06. Elizabeth Gonzales seconded the motion. The motion was approved unanimously.

- h. **Approval/disapproval of Budget Adjustment Request BAR 2026-01**

- i. Alan Berg noted that this was previously discussed in Item 5, and Jennifer Klotz reminded the Board that this is a "positive revenue" budget adjustment. Alan further noted that the budget must be submitted by July 31st.
- ii. Doug Gorthy made a motion to approve Budget Adjustment Request BAR 2026-01. Elizabeth Gonzales seconded the motion.
- iii. A roll-call vote was taken. Austin King, Elizabeth Gonzales, Angie Roach, Doug Gorthy and Alan Berg all voted yes. The motion was approved unanimously.

- i. **Purchase of insurance for fiscal year 2026-TWWA membership voted to continue pollution insurance for fiscal year 2026 at the annual membership meeting on May 21, 2025**

- i. Alan Berg stated that he included this agenda item to ensure that it was on record. No additional action was taken.

8. Report and Approval of Officers and Committees

a. President's Report

- i. Alan Berg stated that he learned from our engineers, Bohannon-Huston Inc., that we will have to replace our water distribution system first (i.e., prior to the work on our water tower) even though the water tower is a shorter project. This is because we need to have the pressure reducing valves installed before we start work on the water tower.

b. Vice President's Report – No Vice President.

c. Secretary's Report - Nothing to report.

d. Treasurer's Report – No Treasurer.

e. Doug Gorthy-member- land use task force

i. Doug Gorthy stated that he thinks Tyrone is ill-served by having two boards: TWWA and the Tyrone Community Association (TCA). He's not clear on how we could combine the Boards, but he thinks we should discuss it. We have difficulty filling seats on each of the Boards; this would decrease the number of positions to fill. Additionally, we would be able to discuss all of the town's issues in one meeting. Doug stated that he would like to combine the Boards within the year.

ii. Doug stated that people have asked for an option for self-storage in the Community. He thinks this idea should be investigated, and it would provide another revenue stream for the Community. Doug said that it is his understanding that Freeport-McMoRan is not completely closed to the idea. Alan Berg stated that we need to meet with the TCA and come up with a concept for the facility before talking to Freeport-McMoRan.

f. Elizabeth Gonzales-member – Nothing to report.

Austin King – Nothing to report.

g. Water Operator - Eddie Mendoza

i. Eddie Mendoza stated that everyone should have received their Consumer Confidence Report for this year's water sampling. Our samples are in compliance.

ii. Eddie will be randomly choosing houses for lead copper testing (unless he receives more volunteers). He needs 10-11 houses for this particular test; he will conduct the test in the next week or two.

iii. Eddie and Alan stated that we are having success with Eddie's office hours. Eddie has helped Community members with understanding their water bills, paying assessments, and understanding the scope of TWWA's upcoming projects.

9. Public Input (limited to 3 minutes/person)

a. Kim Montoya, TCA President, commented on Doug Gorthy's land use task force. She stated that there are currently 20 RVs within the Tyrone townsite; all but 1 are parked appropriately. She also noted that most of the non-operating cars had been moved off the street, but recently 2 new ones have appeared in front of a single house. Kim stated that they are amenable to the storage idea and are just waiting for TWWA to call a meeting to discuss the idea. Doug Gorthy agreed to be in charge of arranging the meeting.

b. Doug Gorthy mentioned an additional advantage of having a single Board for the community: the TCA cannot shut off water to homes. Thus, TCA does not have the same "fangs" as the TWWA.

c. How possible is it to form one Board? We need to check with the Attorneys to see if TCA can be a subsidiary of the TWWA. It will probably take a lot of work.

10. Adjournment

a. Doug Gorthy made a motion to adjourn the meeting. Elizabeth Gonzales seconded the motion. The motion was approved unanimously.