

**Draft Minutes Annual Membership Meeting
Tyrone Water & Wastewater Association
May 20, 2026**

TWWA President Alan Berg, called the meeting to order at 6:35 p.m. and presented the notice of the meeting published in the Silver City Daily Press. Berg declared a quorum was present as _____ property owners were present in person at 50 Malachite Avenue and 10 property owners were present on Zoom.

President Berg asked if there were any additions to the agenda. There were none. Berg asked for a motion to approve the agenda. _____ made a motion to approve the agenda as presented. Seconded by _____. No discussion was held and the approval of the agenda was approved by a unanimous voice vote of the membership.

Berg asked for a motion to approve the minutes of the April 15, 2026 TWWA Board meeting. Kim Montoya made a motion to approve the minutes of the April 2026 Board meeting. Seconded by Roger Cruzan. No discussion on the draft minutes was held. Berg called for the question and the motion passed unanimously by a voice vote of the membership.

Reports of Officers

Berg offered a project list of activities that transpired since the inception of TWWA. He gave credit to Priscilla Lucera with the Southwest New Mexico Council of Governments who helped form the TWWA in 2021 and worked on identifying funding sources for our utility projects. Berg made a presentation regarding the duties and responsibilities of people who choose to purchase a home in a covenant community. (Presentation attached). Berg also reviewed the projects that are underway, or are planned for water and wastewater systems. (attached) Project CIF6739 contract documents were signed today and Bohanan Huston Inc. will commence with the design of the wastewater system. This project is worth \$503,124.00. Berg also mentioned that a resolution considering the TWWA Infrastructure Capital Improvement Plan will be discussed later in the meeting tonight.

Outgoing board member Doug Gorthy recapped his four years on the Board and also stated that there is an abundance of talent to run the town, and hoped people would step forward to help. He also said that dealing with government bureaucracy is maddening.

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Doug Shelley mentioned that he volunteered to service on the Board as it was apparent that the community needed support.

Water operator's report: Eddie Mendoza TWWA's water and wastewater operator reported that the Consumer Confidence Report (CCR) has been approved by the State of New Mexico and will be posted on the tyronewater.org website. Paper copies of the report can be provided to those residents who do not have internet access. A copy of the report will also be posted on the Community Center bulletin board. Eddie stated that we are 100% in compliance with primary and secondary water standards which is good for a small community like Tyrone.

Eddie Mendoza reported on the construction activity for the new water system. The installation of the water lines began on the upper reaches of Copper Drive near the water tower and the eastern portion of Cuprite. Eddie asked for patience during this work and any delays in traffic will be short lived as the contractor is aware of and sensitive to the travel and pedestrian needs of an active community. Progress pictures will be posted periodically on tyronewater.org. Eddie reported on PureOPs work on the altitude valve which failed yesterday. We had scheduled repairs and it was fortuitous that the repair technician was available to work on the altitude valve today. It will be a few months before the new vault and valves are in place.

Election of new slate of officers. After considerable discussion with the property owners in good standing at the meeting in person or on Zoom, the following candidates were offered:

Alan G. Berg
Nate Siquious
Roger Cruzan

_____ made a motion to elect the members as presented to the Board of Directors for 4 year terms. Pat Schlinder seconded the motion. Berg asked if there was any further discussion on the motion, and hearing none, called for the question. The vote to elect the candidates was passed unanimously. (The Board will meet to elect officers for the upcoming terms of office.)

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Unfinished Business:

Review of new platform for managing TWWA electronic documents. Nate Siquious and Doug Shelley volunteered to investigate the possible digital platforms to consider managing our business documents. No time frame was established at the annual membership meeting for this activity. Mary-Rae McDonald also volunteered to be on the committee.

Carney Foy CPA has notified TWWA of his firm's inability to complete the AUP for Fiscal Year 2025. TWWA has been in communication with the State Auditor's Office and that communication is attached. TWWA will endeavor to contract the current accounting firm; High Desert CPAs as the auditing firm. Because the current work that High Desert CPAs is performing for TWWA does not involve expenses, revenues, or potential findings in the FY 2025 AUP, there is no conflict of interest as High Desert CPAs did not have any involvement in that fiscal year's finances.

Pat Schindler made a motion to contract with High Desert CPAs to conduct accounting for TWWA at a not to exceed fee of \$2,000.00 per month on a month-to-month basis. Second is by Scott Robertson. Berg called for the question and the motion passed unanimously by a voice vote.

Paused at 57:35

New Business

Resolution 2026-16; Infrastructure Capital Improvement Plan (ICIP) for 2028-2032 was presented by Berg. Three components have been considered and a motion to approve the 2028-2032 ICIP was made by _____ and seconded by _____. A few questions were asked about the ICIP and Berg explained the legislature uses the ICIP in their consideration for funding capital improvement projects each legislative session. Hearing no further questions, Berg called for a voice vote which passed unanimously.

The draft budget for Fiscal Year 2027 was presented and is attached to the draft minutes. Berg explained that there will be no increase in the monthly assessment of \$75.00 for this fiscal year. Several line items in the draft FY 2027 budget were adjusted to reflect actual expenditures in the current fiscal year.

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SouthwestH20LLC, Eddie Mendoza's water and wastewater operator company, was proposed to receive a 5% increase over the current fiscal year. Berg asked for a motion to approve the Fiscal Year 2028 draft budget. _____ made the motion to accept 2027 Fiscal Year draft budget. The motion was seconded by _____. Discussion was held on the timing of the draft budget. Berg noted that the draft budget is due to the State of New Mexico Department of Finance on June 1, 2026. TWWA has the month of June to modify the draft budget and if no changes are made, the final budget will be approved by the State of New Mexico Department of Finance after July 1, 2026. Hearing no other questions or requests for discussion, Berg called for the question and the Fiscal Year 2027 draft budget for TWWA was approved unanimously.

Berg entertained a motion to contract with High Desert CPAs at a not to exceed amount of \$2,000.00 for accounting services. _____ made a motion to contract with High Desert CPAs, seconded by _____. A short discussion was held on the transition from Morones and Associates, Silver Bookkeeping, our relationship with High Desert CPAs. The contract with High Desert CPAs is a bridge until a permanent CPA or accounting firm is identified.

Comments from the membership:

Motion to adjourn the May 20, 2026 annual membership meeting was made by _____ and seconded by _____. The motion to adjourn was passed unanimously.

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Tyrone, New Mexico: A Covenant Community

The transfer of the Tyrone townsite from Phelps Dodge Corporation to the Tyrone Property Owners Association on May 31, 1989, established the covenants that continue to guide the community today. In this context, covenants are the conditions, restrictions, assessments, charges, servitudes, liens, reservations, and easements that apply to Tyrone and help define how the community is governed and maintained.

In practical terms, Tyrone, New Mexico, offers families and individuals the opportunity to live in a distinctive Grant County setting where rural character, natural beauty, and neighborhood life come together. Residents can choose the lifestyle that best fits their needs, whether that means a rural environment, an apartment, or a single-family home. For those who choose Tyrone, the community offers both personal space and a strong sense of connection to place.

As a covenant community, Tyrone is guided by established rules, regulations, and bylaws that support orderly governance and shared responsibility. Residents are encouraged to take part in decisions that shape community life, helping to foster accountability, cooperation, and mutual respect. For those seeking more than simply a place to live, Tyrone offers the benefits of a stable, well-structured community where neighbors can build lasting relationships and contribute to the common good.

Having served on the Board of Directors since the inception of the TWWA in 2022, I have seen both the challenges of our time and the lasting value of the community vision established by Tyrone's founding parties. I encourage everyone attending tonight, whether in person or on Zoom, to continue to be involved and experience the value of living in Tyrone.

Alan Berg

President Board of Directors

May 20, 2026

Draft Minutes Annual Membership Meeting

Tyrone Water & Wastewater Association

May 20, 2026

		TYRONE WATER & WASTEWATER ASSOCIATION PROJECTS AND COST PER MONTH					
	Projects	Total Value	Grant	Loan	Monthly Payment	Loan Repayment Starts in	All loans per property per month
1	CIF-5799 Design of water system replacement project	\$ 382,320.00	\$ 305,856.00	\$ 76,464.00	\$ 318.60	FY 2026	
2	CIF-6443 Waterline replacement project	\$ 6,978,318.00	\$ 5,582,654.40	\$1,395,663.60	\$ 5,815.27	July in FY 2028	
3	CIF-6444 Rehabilitation of water tower	\$ 848,958.00	\$ 679,166.40	\$ 169,791.60	\$ 707.47	July in FY 2027	
4	CIF-6739 Design of new wastewater lines in townsite	\$ 503,124.00	\$ 402,499.20	\$ 100,624.80	\$ 419.27	December in FY 2026	
5	PPRF-6659 NMFA Loan to replace USDA/RD loan	\$ 574,539.00		\$ 574,539.00	\$ 3,285.94	FY 2026	
6	New wastewater lines in townsite 80% grant	\$ 11,161,362.00	\$ 8,929,089.60	\$2,232,272.40	\$ 9,301.14	FY2029	
7	RIP00056 Technical Report on videos of wastewater lines in the townsite	\$ 50,000.00	\$ 50,000.00				
8	Freeport Foundation Grant to investigate water tower condition and develop scope of work for repairs	\$ 212,000.00	\$ 212,000.00				
9	Lift Station Grant State Board of Finance. SWNMCOG Fiscal Agent	\$ 1,910,000.00	\$ 1,910,000.00				
10	Monthly Loan Payments in FY 2026 Line items 1, 4, and 5				\$ 4,023.81		\$ 12.34
11	Monthly Loan Payments in FY 2027 Line items 1, 3, 4, and 5				\$ 4,731.28		\$ 14.51
12	Monthly Loan Payments in FY 2028 Line items 1, 2, 3, 4, and 5				\$ 10,546.54		\$ 32.35
13	Monthly Loan Payments in FY 2029 Line items 1, 2, 3, 4, 5, and 6				\$ 19,847.68		\$ 60.88

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TYRONE WATER & WASTEWATER ASSOCIATION									
FFCBs	FF 2026 Budget	FF 2027 Draft Budget	Fund	Department	Account	Type	Interim Budget	Final Budget	Notes
Unrestricted Cash	231,026	231,026	52100 Joint Utility	0001 No Department	10101 Unrestricted Cash	Cash	231,026	222,624.74	WB #754 Operations
NMFA Restricted Cash	80,668	80,668	52100 Joint Utility	0001 No Department	10102 Restricted Cash	Cash	80,668	117,579.94	NMFA reserve account & WB reserves
Revenue									
30000 Residential Assessment	289,800	289,800	52100 Joint Utility	0001 No Department	44230 Utility Service Fees	Revenue	289,800	289,800.00	
30000 CC Assessment Fees	300	300	52100 Joint Utility	0001 No Department	46900 Miscellaneous - Other	Revenue	41,340	41,340.00	
300000 Water Usage Fees TOS	38,640	38,640	52100 Joint Utility	0001 No Department	46900 Miscellaneous - Other	Revenue			
511000 Grants			52100 Joint Utility			Revenue			
513000 Interest Provides NMFA/TWN	2,400	2,400	52100 Joint Utility	0001 No Department	46900 Miscellaneous - Other	Revenue			
Total Revenue	331,140	331,140					331,140	331,140.00	
Expenditures									
805000 Wastewater System B&M 5% Inceas	32,500	34,125	52100 Joint Utility	6005 Joint Utility/Authority	54010 Maintenance & Repairs-Building/Structure	Expenditure	65,000	65,000.00	
806500 Water System B&M 5% Inceas	32,500	34,125	52100 Joint Utility	6005 Joint Utility/Authority	54010 Maintenance & Repairs-Building/Structure	Expenditure			
840000 Administration									
Construction Management Support	12,000	12,000	52100 Joint Utility	6005 Joint Utility/Authority	55999 Contract - Other Services	Expenditure	22,000	22,000.00	Cost right-of grant writing
Grant writing and project mgmt	10,000	10,000	52100 Joint Utility	6005 Joint Utility/Authority	55999 Contract - Other Services	Expenditure			
Accounting/Quickbooks fees	50,000	50,000	52100 Joint Utility	6005 Joint Utility/Authority	55920 Contract - Professional Services	Expenditure	50,000	50,000.00	
Legal fees	5,000	10,000	52100 Joint Utility	6005 Joint Utility/Authority	55920 Contract - Attorney fees	Expenditure	5,000	5,000.00	571094 Printing/Publishing/Advertising
Bank Charges	500	1,000	52100 Joint Utility	6005 Joint Utility/Authority	57999 Other Operating Costs	Expenditure	4,000	4,000.00	Bank License/Vendor/Subs. NM811
Insurance Expense	30,000	30,000	52100 Joint Utility	6005 Joint Utility/Authority	57070 Insurance - General Liability/Property	Expenditure	30,000	30,000.00	
License and Permit fees	200	400	52100 Joint Utility	6005 Joint Utility/Authority	57999 Other Operating Costs	Expenditure			
Lines & Subscriptions	900	900	52100 Joint Utility	6005 Joint Utility/Authority	57150 Subscriptions & Dues	Expenditure	900	900.00	
Office Supplies	2,000	2,000	52100 Joint Utility	6005 Joint Utility/Authority	56000 Supplies - General Office	Expenditure	3,000	3,000.00	Office & Small Equipment
Vendors and Subcontractors	3,000	3,000	52100 Joint Utility	6005 Joint Utility/Authority	57999 Other Operating Costs	Expenditure			
Real Estate Taxes	1,300	1,300	52100 Joint Utility	6005 Joint Utility/Authority	57100 Property Tax Administration Fees	Expenditure	1,300	1,300.00	
Vehicle Expense	5,000	7900	52100 Joint Utility	6005 Joint Utility/Authority	56520 Supplies - Vehicle Fuel	Expenditure	5,000	5,000.00	
Small Equipment	1,000	1,000	52100 Joint Utility	6005 Joint Utility/Authority	56000 Supplies - General Office	Expenditure			
NM811	300	400	52100 Joint Utility	6005 Joint Utility/Authority	57999 Other Operating Costs	Expenditure			
Utilities									
PM&M Electricity	6,000	7000	52100 Joint Utility	6005 Joint Utility/Authority	57170 Utilities-Electric	Expenditure	6,000	6,000.00	
NMFA Interest Fees	1,200	1,200	52100 Joint Utility	6005 Joint Utility/Authority	57160 Telecommunications	Expenditure	2,400	2,400.00	NMFA & Verizon
Verizon 575-654-0391	1,200	1,200	52100 Joint Utility	6005 Joint Utility/Authority	57160 Telecommunications	Expenditure			
Lost Water Fees to TOS	4,800	4,800	52100 Joint Utility	6005 Joint Utility/Authority	57999 Other Operating Costs	Expenditure	4,800	4,800.00	
Contingency	30,000	30,000	52100 Joint Utility	6005 Joint Utility/Authority	57999 Other Operating Costs	Expenditure	30,000	30,000.00	
Loan Payments									
NMFA CF5799	3,823	3823	40300 Other Revenue Bond Debt Service	2004 Finance/Budget/Accounting	59010 Debt Service-Principal Payments	Expenditure	3,823	3,823.00	
NMFA Loan PPP-6659	45,000	45,000	40300 NMFA Loan Debt Service	2004 Finance/Budget/Accounting	59010 Debt Service-Principal Payments	Expenditure		13,654.50	From Authorization
NMFA Loan PPP-6659			40300 NMFA Loan Debt Service	2004 Finance/Budget/Accounting	59020 Debt Service-Interest Payments	Expenditure		25,188.42	From Authorization
Total Expenditures	278,223	290,773					233,223	271,038.92	
		40,357	Distribution to Reserve Accounts						
Other Income									
Interest Income	200		52100 Joint Utility	0001 No Department	46030 Interest Income	Revenue	200	200	
Grants Local									
Grants State									
CF6739	505,124		52100 Joint Utility	0001 No Department	47300 State Legislative Appropriations	Revenue	603,124	603,124	CF6739 & Truck
CF6403	5,697,115		52100 Joint Utility	0001 No Department	47499 Other State Grants	Revenue	6,546,073	6,546,073	CF6403 & CF5444
CF5444	848,958		52100 Joint Utility	0001 No Department	47499 Other State Grants	Revenue			
Grants-Capital Outlay									
Truck	100,000		52100 Joint Utility	0001 No Department	47300 State Legislative Appropriations	Revenue			
Total Other Income		7,149,397					7,149,397	7,149,397	
Other Expenses									
Grants Local									
Grants State									
CF6739	505,124		52100 Joint Utility	6005 Joint Utility/Authority	58040 Infrastructure	Expenditure	7,106,197	7,106,197	NMFA Loan \$100,624.80
CF6403	5,697,115		52100 Joint Utility	6005 Joint Utility/Authority	58040 Infrastructure	Expenditure			NMFA Loan \$1,189,424.00
CF5444	848,958		52100 Joint Utility	6005 Joint Utility/Authority	58040 Infrastructure	Expenditure			NMFA Loan \$169,792.00
Grant Capital Outlay									
Truck	100,000		52100 Joint Utility	6005 Joint Utility/Authority	58080 Vehicles	Expenditure	100,000	100,000	
Total Other Expenses		7,149,197					7,149,197	7,149,197	

Fiscal Year 2027 Draft Budget

TYRONE WATER & WASTEWATER ASSOCIATION ANNUAL MEMBERSHIP MEETING

SIGN IN SHEET May 20, 2026

NAME & ADDRESS	HOMEOWNER	RENTER	E-MAIL	PHONE #
Gary Hulsey	✓		hulsey.momd47@gmail - 538 9687	
Tom Ivey	✓			
Diana Cruzan	✓		drcruzan@gmail.	
Roger Cruzan	✓		rdcrusan@gmail 479-244-6691	
Doug Shelley	✓		D.DSHELLEY@COMCAST.NET	
Ron Holt	✓		vholt2006@gmail	
CAROLYN GARNSEY	✓		CWGARNSEY@GMAIL 575 313 2614	
Benita Cook	✓		brook321@usn.com 575-590-2585	
Gerald Schwitz	✓			575 574 7577
LAURENCE R. HOGGE	✓		L.HOGGE@ATT.NET	575-313-0546
MIKE/JOAN KETTER	✓			
Ron & Melina Blum	✓		537 copper Dr P094	830-785-4170
Jan Olson	✓		jolson7073@yahoo.com	763-355-4317
Don & Kim Montoya	✓			
Patricia Schindler	✓		Patbobaugel@gmail.com	
Rachel Miller	✓			
Scott Roberts	✓			575 580 0520
Doug GORTY	✓			
David Kent	✓		dkent@mac.com	575 956 7701
NATE SIQUEIROS	✓			

SIGNED:

[Signature]

DATE:

5/20/2026

5/21/26

INVOICE FOR PUBLICATION OF LEGAL NOTICE

AMOUNT #

63.22

BY:

DBug

PAY BY:

5/22/2026

CHARGE

*ACCOUNT #

7150

Tyrone Water & Wastewater Association

PO Box 570

Tyrone, NM 880655

check 2540

Date:	Description:	PO#	Lines:	Price/Line:	Total:
5/7/26	Annual Meeting		86	\$0.68	\$58.48
	5/20/2026			\$0.52	\$0.00
				\$0.52	\$0.00
				\$0.52	\$0.00
				\$0.52	\$0.00
				\$0.52	\$0.00
				\$0.52	\$0.00

Please include copy of invoice with payment to ensure proper credit.

Tax:

Grand Total:

\$58.48

\$4.74

\$63.22

REDACTION: First digit of charge-account number withheld; last four digits retained.

Affidavit of Publication

STATE OF NEW MEXICO

☐ S S

COUNTY OF GRANT

Nickolas C. Seibel, being first duly sworn, on his oath says: That he is the publisher of the Silver City Daily Press and Independent, a newspaper published in the Town of Silver City, in the County of Grant and the State of New Mexico, and that said newspaper is now, and was at all times herein mentioned, a newspaper of general circulation.

That the advertisement, copy of which is hereto attached, was published in said hereinbefore mentioned newspaper once each and every week for 1 consecutive week(s), the first publication thereof having been made on 5/7/2026 and the last publication thereof having been made on 5/7/2026. That said newspaper was regularly printed, published and issued with said notice herein upon the following dates, to wit:

5/7/26

Nickolas C. Seibel

Nickolas C. Seibel

Subscribed and sworn to before me on this 15th day of May, 2026

Melanie Kae Rogers
Notary

MELANIE KAE ROGERS

Notary Public - State of New Mexico

Commission # 1073686

My Comm. Expires Aug 2, 2026

Legal

Meeting Notice
Tyrone Water & Wastewater
Association
Annual Membership Meeting
May 20, 2026

The Tyrone Water and Wastewater Association will hold its annual membership meeting on Wednesday, May 20, 2026 at 6:30 p.m. The meeting will take place at the Tyrone Community Center, 50 Malachite Avenue, Tyrone, New Mexico 88065.

The agenda for the meeting may be altered up to seventy-two (72) hours prior to the meeting.

If you are an individual with a disability, who needs a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the meeting, please contact Alan Berg at (575) 654-0391 or at tyronewaterandwastewater.com