

**ANNUAL MEETING  
OF THE MEMBERSHIP OF THE  
PAA-KO COMMUNITIES SEWER ASSOCIATION  
Meeting Minutes**

**12 October 2022**

Board President Derek Wartman called the Annual Meeting of the Membership of the Paa-Ko Communities Sewer Association to order at 6:00 PM on Wednesday, 12 October 2022.

President Derek Wartman and Directors Jim Ellsworth, W. Bruce Franks, and Mike Boice attended the meeting at the Paa-Ko Communities Event Center located at 232 Paa Ko Dr., Sandia Park, NM 87047, thus providing a quorum. Prodigy was not represented; Sixty-eight (68) PCSA members were signed in, establishing a quorum.

Mike Boice moved to approve the minutes for last year's membership meeting (27 October 2021). Justin Wagner (member) seconded the motion and the motion was approved by acclamation.

**Agenda item two:** Annual Financial Report—W. Bruce Franks, Director. He stated that PCSA Board is considered a local public body; this requires a more extensive, municipality audit: 28 pages. We received unqualified opinion--best you can get--copies available on [PaaKo.org](http://PaaKo.org) website. He noted that the 2021 cash balance went down by about 90K (budgeted for about \$100K reduction), due to the replacement of several pumps at lift stations and the rehabbing of two others. In anticipation of that, the dues had been raised by 5% this year. Our debt (US\$1.5M) has been coming down quickly and is now at \$498K. It will be retired in 5-6 years.

A member asked about rate increases: our last was for 2022; the next will probably be next year, for 2023. Bruce noted that our biggest cost is the operations contractor; and, this cost is going up dramatically because of nationwide inflation. Another member asked if debt retirement will result in dues decrease; Bruce stated that probably not, because that will be when pumps are likely to wear out and need to be replaced.

**Agenda item three:** Next was the Summary of Plant Operations—Derek Wartman

Derek cited Bruce's comments for examples of equipment wearing out & needing replacement or maintenance. Since the operations contractor was not able to attend, we will have to defer detailed questions, but we will take them and get back to the membership. Derek cited Bruce's report for likely increases in costs and likely resulting increase in dues.

**Agenda item four:** Member Comments

Member Jay Geiss asked a question about the company doing the septic tank pumping. Derek responded that PCSA funds the pumping through your dues, but management of that is delegated to the operations contractor (Prodigy Builders, Inc.). Jay reported that the pumping company sprayed more sewage on his property than they removed; he questioned their competence & asked what we can do to replace them. Derek responded that the board had received other complaints and would forward those to Prodigy.

Bruce commented that if anyone has their septic alarm go off, they can call Roberta at Prodigy, and they will talk you through the process of figuring out what needs to be done. Prodigy contact information is available on the website and through the Paa-Ko admin office (505) 281-1900.

Derek further noted that, when the pumping contractor is required to uncover lids that have been covered by landscaping, the PCSA incurs additional costs. Our requirements and county building codes require a riser and uncovered lids; if the pumping company arrives and has to do any excavation, that would be a cost that the homeowner will have to cover.

**Agenda item five: Public Comments**

NONE.

**Agenda item six: Election Results**

40 member ballots were cast for one new Board member, to succeed PCSA previous President Tim McDonald, who resigned for personal reasons on August 1, 2022. Our new Board member will be Bob Schoener. Bob was not in town to attend this evening's meeting, but is excited to join us!

That concluding all business, member George Yarbrough moved to adjourn; member Joseph Parker seconded; motion approved by acclamation, and the meeting was adjourned at 7:45PM.

Respectfully Submitted,

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Jim Ellsworth, Secretary