

Water board meeting minutes, April 2, 2019.

MINUTES OF THE MEETING OF THE CEDAR CREEK WATER COOPERATIVE BOARD OF DIRECTORS, April 2, 2019.

ATTENDING:

Mike Griego, president; Bob Landers, vice president; George Koinis, treasurer; John Robertson, secretary.

BACKGROUND:

- The board has concluded that Well No. 2 on Mimbres Road is not salvageable because of chronic silting problems. This well was drilled by subdivision developer Bob Poling before the Cedar Creek Water Cooperative membership acquired the water system and its water rights from Poling.
- The board has been petitioned by four residents of Orno Creek Road, who are members of the homeowners' association but not of the water coop, to join the coop and be connected to the coop water system.

WELL STATUS:

- Mike Griego reported on efforts to ensure the system has sufficient pumping and backup capacity since the failure of Well No. 2.
- The board has voted to cap and decommission Well No. 2 and drill a replacement that will be Well No. 4. The location will be on an existing easement off Mimbres Road, almost directly opposite Well No. 2. and the Whitaker home. The owner of the vacant lot owner on both sides of the easement, on the west side of the road, Lot A-2, is George Allen. The board agreed to waive "standby fees" for the lot for six months to compensate for disruption.
- Miller Engineering of Santa Fe submitted the application for Well No. 4 to the state on March 19. The state has approved an emergency declaration for the well, allowing for expedited drilling. Rogers Drilling put Well No. 4 on its drilling schedule for May 2019.
- The new well probably will be drilled to 550 to 600 feet. (A deeper shaft is not assurance of water availability).

WATER USE

- The Cedar Creek Water Coop plan in the past has been to own sufficient water rights to serve the subdivision at a build-out maximum of 60 lots. The coop water system currently lists 52 household members.
- The coop currently owns 14.25 acre feet of water rights. (An acre foot is approximately 326,000 gallons). This does not include the 3-acre feet from Well No. 1, which were the original domestic-use rights for the subdivision, and would expire with the eventual decommissioning of Well No. 1. Well No. 1, roughly 30 years old, currently provides just 1 percent of the coop's overall production. With Well No. 2 not functioning, most of the subdivision water currently is being produced by Well No. 3, which is near the existing pumphouse, behind the mailboxes on Cedar Creek Road.
- With the addition of four lots to the system plan -- increasing the total number of lots that might be served from 60 to 64 -- the coop and the State Engineer (OSE) estimate the average annual usage of the 64 lots would be 12.4 acre feet of water annually, based on current use numbers.

-- Mike Griego said the State Engineer (OSE) says a two-acre feet "cushion" on water rights owned over actual consumption (14.25 acre feet over 12.4 acre feet) is good but that the coop would not want to go below this level.

STATUS OF ORNO CREEK ROAD MEMBERSHIP PETITION

-- Legal questions concerning the application of the four households on Orno Creek to join the Cedar Creek Water Cooperative have been submitted to the attorney for the coop's board of directors.