



Las Campanas Water Cooperative

SANTA FE, NEW MEXICO

2021 | SUMMER

# Las Campanas Summer Newsletter

President's Report | 3rd Quarter | Stephen Raab, Board President

**We are not only on schedule for meeting our 2021 goals & objectives,  
but we're also well ahead of schedule.**

We are now halfway through 2021 and, as reported in Q1, we are not only on schedule for meeting our 2021 goals & objectives, but we're also well ahead of schedule. Our focus on continuous improvement has allowed the Las Campanas Water Co-op ("Water Co-op") to enhance its performance in all of the key areas of operations. As a result of the improvements that were made, especially in relation to the programs that develop and track the Water Co-op's goals and objectives, we now more closely track year-to-date performance for each and every goal and objective on a monthly basis. In the area of budgetary performance, the Water Co-op is operating well within its 2021 budget and I am very pleased to report that costs have been cut in a number of areas which includes legal expenses and administrative costs. It does take more than improving programs and processes to meet or exceed goals & objectives. Kim Visser and the staff of the Water Co-op take the process and program improvements and turns them into an operating culture that provides great service at the lowest possible cost to our community.

New Mexico is challenged with the driest year in 127 years. Although June was the wettest June in 127 years, the slightly heavier than normal rainfall in June was only 0.39 inches above normal for the month. Year-to-date New Mexico is more than 1.39 inches of rainfall below normal. Please do not let less than a half inch of above average rain in June lead us to believe that we are not experiencing severe to extreme drought conditions. As homeowners we need to reduce our water usage. The farmers and ranchers are having the toughest year since the late 19th century. Livestock is suffering. Some producers are selling off their herds and crop yields are low. I have set a household goal of reducing water consumption by at least 20%. As a reminder, please work with your landscape architects and landscaping staff to minimize the amount of water you are using. Nearly 2/3 of our water usage is used for irrigation.

The Water Co-op's staff, and the Board will continue to dedicate ourselves to managing this vital service in the most efficient and cost-effective manner possible.

Stephen Raab

*Board President*





## Operations Committee Report | 3rd Quarter | Shawn McCoy, Chair of Operations

The Co-op continues to work through the 2021 Goals and Objectives for operations. Major initiatives have been completed and we are continuing our efforts on several others. Most significant of these are:

- **Development of the Asset Management Information System (AMIS).** This system integrates the Asset Condition Evaluation System (ACES) with the Maintenance Connection Computerized Maintenance Management System (MCCMMS) to allow the Co-op to manage all the system assets in a single system. In addition, the AMIS is linked to our GIS system which details the location and physical characteristics of each system asset. With this upgrade, we and the Jacobs staff can have a single system to monitor maintenance, equipment status, asset life cycle, and location information for all system components. It also provides needed input to ensure that our capital planning is based on the most current status of each asset - allowing us to provide more reliable out-year capital forecasts.
- **Submission of the Ground Water Discharge Permit Renewal Application (Discharge Permit 944).** DP 944 is the permit issued by the State of New Mexico that regulates the Wastewater Treatment Facility. The current permit was issued on 6/2/2017 with an expiration date of 6/1/2022. The renewal application for this permit was submitted to the New Mexico Environment Department – Groundwater Bureau on 6/28/2021. The current permit will be in effect until a new permit is issued by the State.
- **Sewer Line and Manhole Inspections.** In October 2020, all sewer mainlines within Estates 1 were cleaned and videotaped by Jacobs. Estates 1 was chosen for the cleaning due to it being the first estate constructed in Las Campanas. The sewer lines in Estates 1 were found to be in good condition, so it was decided to perform manhole inspections that would target sewer lines with larger flows. The inspection was performed, and sewage was running freely through the manholes that were inspected. Some manholes were not found and are likely buried and will need to be adjusted to grade. Going forward the Co-op will work with Jacobs on addressing accessibility issues and on adjusting manholes to grade. The entire sewer system is comprised of 1216 manholes of which 100 manholes were inspected. This is a continuing inspection/maintenance effort, and the next phase will begin in September.
- **Fire Hydrant Inspection.** In June, all 279 Las Campanas System Fire Hydrants were serviced, inspected, and flow tested. Two hydrants required repairs, and both have been placed back into service. This work was completed under a grant administered by the Santa Fe County Fire Department. The hydrants are marked in different colors that represent hydrants flow performance.
  - Blue: Greater than 1500 GPM
  - Green: Between 1000 and 1499 GPM
  - Orange: Between 500 and 999 GPM
  - Red Capped: Less than 500 GPM
- **Development of a multi-year Capital Improvement Plan.** Based on an Asset Condition Assessment conducted earlier this year by Jacobs, we have developed an initial multi-year Capital Improvement Plan. This is a continuing effort and will make use of the AMIS system to update and track any repair, replacement, or upgrade requirements in order to keep the system operating safely and efficiently. Shown below is an initial timeline for major projects over the next 5 years.



### 3.2 Proposed Project Timeline

Project Number	Project	2021	2022	2023	2024	2025	2026	Estimated Cost (\$)
1	WWTP Disinfection Pumps and lay-out							2,500.00
2	WWTP Effluent line check valve installation							20,000.00
3	WWTP Effluent pumps check valve							25,660.41
4	Effluent Pump VFD electrical protection Barrier							530
5	Blower Rooms Fans - Vents							15,000.00
6	Lift Station Control Panel Safety Modifications							1,410.00
7	Lift Station Pumps running time indicator							3,876.00
8	Lift Station #8 and # 9 Submersible pumps							88,460.00
9	Lift Station #2 Access Road							15,040.89
10	HOA PRV Re-build							2,330.00
11	EQ Basin, SBR#1, and SBR#2							36,244.00
12	Asphalt WWTP Area & Parking Lot							103,435.19
13	Barscreen Area							25,000.00
14	PRVs							18,140.00
15	Chlorine Analyzers							6,887.00
16	SBR Blowers							20,000.00
17	Digestor Blowers							23,000.00
18	Bagger System							6,500.00
	<b>Sub-Total</b>	<b>40,686.89</b>	<b>261,922.19</b>	<b>61,904.41</b>	<b>20,000.00</b>	<b>29,500.00</b>	<b>0</b>	<b>414,013.49</b>
	<b>SCADA Projects</b>	<b>175,500</b>	<b>38,500</b>	<b>58,500</b>	<b>65,000</b>	<b>52,500</b>	<b>17,500</b>	<b>407,500.00</b>
	<b>TOTAL</b>	<b>216,186.89</b>	<b>300,422.19</b>	<b>120,404.41</b>	<b>85,000.00</b>	<b>82,000.00</b>	<b>17,500.00</b>	<b>821,513.49</b>

Table 2 Proposed Project Timeline Gantt Chart (2021-2026)

Initially, we have authorized Jacobs to prepare a formal proposal for a phased SCADA (Supervisory Control and Data Acquisition) upgrade to replace aging equipment, improve system monitoring, and provide upgraded system management software.

- **Eye on Water.** We continue to expand the use of Eye on Water throughout the Las Campanas community. We are up to 87% participation (which is exemplary) but are still strongly encouraging everyone to sign up and use this valuable tool to monitor and manage their water usage.



## Finance Committee Report | 3rd Quarter | Barbara Shoemaker, Chair

We are happy to report that the audit was more comprehensive than recent audits and helped identify some longstanding errors in accounting practices that go back over a number of years.

Late this spring, the finance committee recommended that we engage a new auditor to review our 2020 results and to evaluate our accounting practices. The changeover of auditors every so often is standard practice.

We have just received and reviewed the audit results from Porch & Associates and are happy to report that the audit was more comprehensive than recent audits and helped identify some longstanding errors in accounting practices that go back over a number of years. Most notable was that the value of land was not reflected as an asset in past years and the revenue from “hook-up” fees was inappropriately booked to Member Equity rather than operating revenue. Appropriate adjustments have been made.

Additionally, it was recommended that staff and consulting accountants develop written policies that more clearly define and document monthly close and reconciliation procedures as part of standard financial controls. The goal is to ensure that consistent practices are followed each month that ensure accurate books and timely reconciliations. This process is underway. The reserve policy will also be updated in August as we prepare to enter the 2022 budget process.

The Co-op continues to be in a strong position with approximately \$6.2 million in cash + reserves that should more than cover repairs and replacements anticipated over the next decade. The Board’s policy is to continually review anticipated expenditures against reserves on an annual basis so that we always are in a position of appropriately anticipating requirements.

- [Click here to download the full report](#) -







## Sustainability Committee Report | 3rd Quarter | James Lightfoot, Chair of Sustainability

# The water-use forecasts continue to indicate that the Co-op has enough water rights to meet their needs.

The Covid Pandemic has reduced its grip on society and social interface is starting to recover. As the recovery continues and people are more comfortable in group settings, in-person educational seminars, classes and facility tours for our Co-op Members will be reinstated.

A meeting was held with Las Campanas Master Owner's Association (OA) representatives to clarify their water usage in common areas including gate entrances. With the ongoing drought in the Southwestern United States, there is a concern that Las Campanas water rights may be at risk. A communication was sent to all members clarifying water rights and how that affects the membership. As the build out of Las Campanas continues, our total water usage is climbing. The water-use forecasts continue to indicate that the Co-op has enough water rights to meet their needs.

The Eye On Water program continues with 87% of Members participating. The water abatement program has had five (5) requests in Q1 & Q2 2021 with all 5 requests being approved.





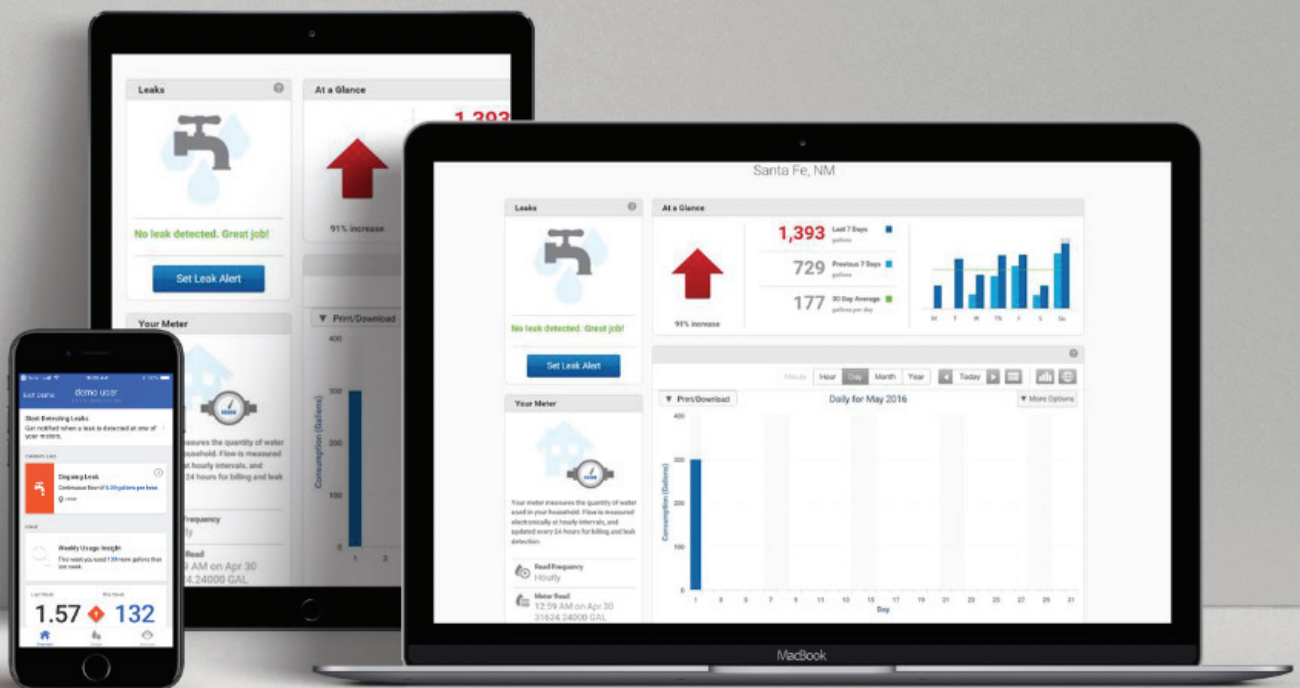
## Eye On Water Update | 3rd Quarter | Brian Weiss



Thanks to Eye on Water, we were aware that we had a substantial leak (up to 15GPH) and were able to get American Leak Detection out today to locate it. They'll be back on Friday to dig up the slab and repair the leak, which fortunately is under the concrete steps from our garage to the house, so we're at least spared having to try and replace and match indoor flooring.

Eye on Water not only saved us running up a huge bill and wasting a lot of water, it also prevented what would have inevitably been water damage to the foundation. There was NO visible sign of a leak anywhere; only the heads-up from Eye on Water made us aware we had a problem.

Thanks for making Eye on Water part of the Co-op program.







## Election Results 2021 | Stephen Raab

Stephen Raab reported the results of the Board of Directors election. The Las Campanas Water Co-op had two openings and three candidates apply. All Candidates were fully vetted by the nominating committee and affirmed by the full Board of Directors.

Ben Lee was appointed to the Board of Directors and will serve a three-year term. Steve Miller also was appointed to serve a 2nd three-year term. The Officers that were nominated and appointed as Directors by the Board are Barbara Shoemaker, President, Stephen Raab Vice President/Treasurer and Shawn McCoy, Secretary. Ben Lee and Steve Miller will serve as Directors.

The Co-op would like to acknowledge the dedication of James Lightfoot and Michael Walsh who brought a wealth of knowledge to the Co-op Board of Directors as they will be truly missed.

