Emergency Board Meeting: Tuesday, 4 / 17 / 2012, 9:00 a.m.
Location: Camino Real #112
Present: Ernie Gerenda, Ray Miller, Doug Reno, Mike Jones, John Kelly, Joaquin Hawkins
Guest: Barney Leader, Past President of the AC

1. The meeting was called to deal with the continuing problems of the 16 year old La Calma well. Because of insufficient rainfall for nearly two years, our La Calma well is reflecting a shrinking water table. Even if normal rainfall levels resume it will take 6 – 8 months to see any modifications in the rise of the water table, and the well water level. The present pump is excellent. But, as the Water Commissioner has learned, is over-sized for the well. Using it can cause the pump to overheat, create steam (cavitate) and destroy the pump.
   a. In two minutes the over-sized pump has pumped all available water and starts to suck air.
   b. The 16 year old well has never had serious maintenance
   c. The well head cannot be further developed. Two separate well-drilling companies have determined it is not feasible to improve it, They say a new well is needed!
   d. Abnormally low rainfall has caused not only the La Calma well to fail, but others also along the shoreline.
   e. In our well there is now no hydraulic pressure.

2. Doug Reno summarized what we know:
   a. In two minutes the over-sized pump has pumped all available water and starts to suck air.
   b. The 16 year old well has never had serious maintenance
   c. The well head cannot be further developed. Two separate well-drilling companies have determined it is not feasible to improve it, They say a new well is needed!
   d. Abnormally low rainfall has caused not only the La Calma well to fail, but others also along the shoreline.
   e. In our well there is now no hydraulic pressure.

3. Options available to us:
   a. Purchase a properly-sized, replacement pump. The correct pump would place less demand on recovery times. However, although the pump may be right, the well infrastructure is questionable. Est. cost, $100,000 - $110,000 pesos.
   b. Drill a completely new well, possibly even deeper. Then utilize our existing pump. Est. cost, $450,000 - $500,000 pesos.

4. An intense discussion followed the report:
   a. What about lowering a camera down the well to inspect the condition of the liner, water levels? The cost of $12,500 pesos to do this was regarded not worth that expense for what we already know. Besides, the sleeve within the casing dissuades this.
   b. Could we throttle-down the existing pump to slow water flow? No, the pump still draws too much, even air. This also risks ruining the pump.
   c. How about trying to send water from the Dwyer (La Huerta well) to Las Lajas? If that pump could temporarily provide water to Las Lajas, perhaps some additional service could be restored.
   d. Could we try switching the La Huerta pump with the La Calma? For technical reasons this would not work.
   e. How about trucking-in water? That costs $600 pesos per truck load, 6 – 12 x the AC rate.
f. Why should we consider drilling a new well before ‘regularization’ of our properties is completed? Would it not be wise to jury-rig the well with something passable in the short run? Regularization may be completed in June, when the traditional rains begin. If rainfall is substantial that would result in less demand on the system. With freed land titles and good rainfall we would be blessed with added time to consider a new well. A new well would be an issue for the next Annual General Meeting in March, 2013.

g. Issue a memorandum to the AC for members to temporarily cease watering their lawns.

h. Should we give consideration to subsidize those who truck-in water for household-use only?

5. After a lengthy review and intense discussion Ernie Gerenda introduced a motion to have Doug Reno:
   a. Conduct a test to see if the La Huerta well and pump could pump water to Las Lajas as a temporary fix. Based upon the Board’s input he would do as he sees fit.
   b. If that attempt failed, using his own discretion, locate and secure a smaller pump replacement.
   c. Recognize that we have an obligation to provide water to all AC members.

Doug Reno seconded the motion. It passed unanimously.

Emergency session Adjourned, 11:25 a.m.

Respectfully submitted by J. Hawkins, Secretary