

Concerned Members report and comments on the SLPPOA Board meeting – March 10, 2015

NOTE: the following report is not the official Board meeting minutes that the Board is responsible for producing

Authors notes and comments:

- Past delinquencies from 2014 are reported at \$10,300 and there is still \$15,000 of outstanding annual dues to be collected for 2015. Special assessment total dollar delinquencies for 2015 were not reported.

For 2015, 19 members have not paid their annual assessment in full or in part, and 36 members have not paid the special assessment. *It appears by next month the total dollar amount of delinquencies, including carryover from last year, could be in the \$30-40K range, however lack of details reported during the meeting makes understanding the real totals impossible.*

- The hiring of a website contractor and a minutes taker will add new expenses to the budget allocations. *We find this a sad state of affairs. The Board had dedicated community people who were willing to do these tasks, but they drove them off and continue to complain about lack of volunteers.*
- Roads laid with millings last year are already pot holing. *We suggest some professional road analysis for the next money dump.*
- How about publically advertising that SLP not only allows residents to run businesses but the Board advertisers for them? *We think the idea would be beneficial to the neighborhood, but..... this isn't a commercially zoned area and encouraging business activities may prove a legal problem. The SLP CCRs provision state: "The premises shall be used for residential purposes only." "No trade of any kind shall be carried on upon any lot...." We suggest they be careful with this bag of worms.*
- Bank reconciliation will be turned over to our tax service/bookkeeping contractor. *This may offer some assurance of separation of financial duties to improve internal control of our assets,*
- Action on the delinquency reporting request introduced at the last meeting was postponed as was the initiative to hold a Q&A session before monthly Board meetings. *The Board claims they cannot address these issues until litigation is settled.*

Mar 10, 2015 call to order 7:15

Board members present: Bennett, Fredlund, Brophy, Kilburg, Nyhan, Downing, Ballman, Veverka, Otero

Guests: Star, Moore, Van Ruyckvelt, Ms. Otero

Revised Agenda approved. Minutes – approved

Reports

Treasurer

What's in our bank accounts--

Operating-\$147,935

Reserve-\$61,836

Special Assessment-\$61,670

Delinquencies - Seven properties are in arrears equaling \$10310. (Two owners paid since the last meeting.) Of the seven, two properties are in foreclosure; five can be collected from, however, two are not making payments. \$6212 remains outstanding from 2014 collectibles.

For 2015, 19 have not paid their annual assessment in full or in part, and 36 have not paid the special assessment. The deadline for payment of the special assessment is March 11. For annual dues it is March 31.

Sunland completed its yearend tax statement review, and it is posted on the web.

\$122 was received from the County Assessor's office on over assessed taxes.

2015 dues collected so far = \$90900; \$15000 still outstanding.

Water maintenance

There was a break at the water service line on Aspen Grove. This was fixed quickly the same day it happened. Supplies used have not been noted or resupplied yet.

All locks will be resettable combos to prevent access problems to Association facilities.

Compliance

An update was submitted on the tank inspections. The contractor is offering to evaluate at no cost. The tank inspections will satisfy NMED past due sanitary survey requirements.

Firewise - it was stated that we are above neutral with moisture.

IT status - It was stated that the website needs additional personnel support. Paying someone to provide work on the site is being considered, but it wasn't clear what this would cost. *It's too bad that the Board "drove off" a volunteer who donated free web services to the community for over 13 years.*

Roads

A shaker for sanding the roads was received, installed, and is operational.

In the future, plowing will start on the higher roads. It was mentioned that grading needed to be scheduled due to the pot holes occurring in the millings laid last year and other rough road areas. Sandoval County has been contacted for some recommendations.

Legal

A meeting is scheduled with the attorney.

The lawsuit – nothing new since the filing and response. They haven't heard about a meeting date.

Community relations

It was suggested that the website develop a community bulletin board to advertise businesses available within the community or those businesses of family members. It might also advertise skill sets available within the community. *We expect they will investigate how advertising the running of in-home businesses in this community may compromise the CCRs. We also point out that they need to give any SLP business the opportunity to use the service, not just those Board members are aware of.*

Action items

There was some confusion about a budget allocation that was on the action item list last month. *We believe that it might have been one of the closed session items to discuss how carryover was to be allocated. This issue never has been made public, nor have we seen any budget adjustments.*

The road/snow plowing contract was signed.

Corrections to the website email links are still unresolved.

A big deal was made of the "Good Will Ambassador Award" which the recipient who is the current webmaster has yet to post. We think appreciation of those who volunteer is laudable but the "overboard" antics at the meeting is self-serving.

The Hardship Policy is posted on the web. *We are not aware that this document was ever published in a hard copy notice for the benefit of all members.*

There was discussion on pressure reducing valves. From data Nyhan collected last year, he has determined that six lots have outside water pressures between 87 and 111 psi. These residents will be contacted to see if a valve needs to be installed or replaced.

No updates on the Level Con status.

Old business

Bank reconciliation will be turned over to Sunland Mgmt. Estimates for the service were \$125-200/month. The attorney suggested that bank reconciliation service should be independent. *It is questionable whether an in-house contractor can be considered "independent."* The Treasurer agreed to pull the bank statements each month and send them to Sunland. This new service will require a budget adjustment.

It is estimated that services from Marine Solution, the tank inspection company being considered, will cost approximately \$6000 (includes a fee of \$1000/tank and a \$1000 contingency for extra services/repairs). Motion passed to hire and proceed.

The Q&A session proposed last month has been postponed until the lawsuit is settled. The Attorney suggested that the Board shouldn't put themselves into uncomfortable situations. *We think it is the duty of Board members to respond to the members, regardless of the "toughness" of any situation. It sounds like communications will continue to be stifled. We suggest, if you can't stand the heat...get out of the kitchen.*

Delinquency proposal

Moore's proposal of last month was briefly alluded to, she was thanked for her efforts, but further action on the issue was postponed due to the litigation. *Request for disclosure about elements of the SLP delinquencies status started in early 2014 when delinquencies reached an all-time high. This issue has been brought up at Board meetings and through letters and emails, but hasn't been resolved.*

New business

Due to the lack of adequate past corporation records and some faulty design in the initial development of SLP, we have easement problems that need to be resolved. To fix the problem, a new 740 ft main line and two separate service lines must be replumbed along Outlier Rd at an estimate cost of \$8000. It was suggested carryover money could be allocated for this improvement.

It was suggested that someone be hired to take Board meeting minutes. Suggested pay would be \$7-\$10/hr.

Discussion ensued to consider using phone numbers instead of emails for Board member contact. *That certainly is a backward step in an era of cyberspace communication.* It was stated that the Board list is currently buried on the website and should be more visible.

Open meeting ended 8:25

Closed meeting to discuss:

Delinquencies

The lawsuit

Water usage – *Board, please explain: what is this topic doing in a closed session?*

Cars dispersed 9:50

ss/mm/bv