

Concerned Members report and comments on the Board meeting of SLPPOA annual meeting Sept 12, 2020

NOTE: this is not the official Board meeting minutes that the Board is responsible for producing.

Author's notes and comments:

Despite the reasons such as potential difficulty of quorum requirements, secret ballots and communication with members suggested by the concerned members as to why the board should not undertake a Bylaws vote during the pandemic, the board surged ahead anyway. After much effort, time and countless hours and multiple letters, the vote failed but not until one SLP member alerted the board of the vote miscalculation.

Zoom meeting called to order 2:05pm

Lisko, Hines, Oepping, Weary, Stuedell, Cooke, Toenis

24 members logged into the meeting. A quorum of 1/3 of the members (46 members) was not established and the meeting was designated as informational only. No motions or voting would be conducted.

Officers reports

President - Lisko

Lisko presented the technical aspects of moving meeting online due to COVID19. Email addresses were requested for future contact. Despite the variety of reasons suggested as to why a Bylaws vote should not be undertaken during the pandemic, the board was able to continue association business.

Lisko discussed that the Bylaws amendment vote after the number count was questioned did not meet the quorum despite it being declared "passed."

Secretary - Hines

Hines reported eight new members this year.

Treasurer - Oepping

Account Balances

Operating- \$143,480

Reserve - \$117,120

There are 17 delinquents/past due accounts totaling \$9,190.

The annual expense charts included common area, utilities, water and repairs were reviewed. [Financial Report](#) & [Expense Report](#).

Transfer to reserves this year - \$5,333

Two members questioned why sys 1 water is more costly than sys 2 and what was the cost of the replaced pumps.

Water Maintenance - Weary

Weary reviewed the [water expense](#) report.

- there were 2 well pumps replaced on Sys 1,
- a main fire stand leak was fixed at FR 10 and Hovenweep Loop,
- a pressure tank was installed at the Hovenweep well
- a meter head was at a property on Trilobite and,
- an electric line was replaced near the Scouts Lane junction.
- on sys 2 the-original relief valve on the main line was replace and
- a large leak fixed on the main line

She reported that two homeowner on Los Griegos were confronted regarding their excessive use and that they repaired their water line leaks. No main lines were replaced this year however in Spring the engineer report will be revisited.

John Hines has been hired as the new SLP water operator.

The main line leaks that were fixed have lowered the water loss

Compliance- Weary

Weary reviewed the [water system compliance report](#).

Monthly sampling this year have all been in desirable range.

A required asbestos report was completed and sent. SLP has no asbestos in its water infrastructure delivery system.

There was one violation because a sample was not submitted timely.

The Consumer Confidence Report is posted on website

The lead and copper samples needed to be collected every 3 years detected excessive lead at one residence. The residence has been resampled and the result is pending. The results will show whether the residence has a plumbing line that is leaching out excessive lead.

Roads -Stuedell

A road report slide show was reviewed. *A request was to post it on the SLP website. No slide show is currently available.* There were two truckload of cinders delivered in February and members can fill the cinder barrels from the piles at the fire station.

There were six plowing and four-sandings this year. Stuedell reported that Raue will be plowing this year.

Road grading was completed on May 26.

Culverts are in need of cleaning and a request for members to dig them out was mentioned.

Legal - Lisko

There was an informational meeting on August 8 to discuss members input on changes to the proposed Bylaws.

A water shutoff policy that would include leak forgiveness, non compliant use, and steps to address compliance was developed in May. Lisko mentioned that water could be commandeered by the county if needed for wildland fires. *That statement remains questionable.*

An agreement between the property owner next to the system 2 water storage and SLP was signed and SLP has 3 years to complete the fencing.

The board hired new legal council, the Turner Law Firm that was recommended by HOAMCO. It was mentioned that a member's concern about the quorum requirements for the Bylaws vote was confirmed wrong by Turner Law Firm. *After a member questioned the irregularity of the numbers used to determine the vote, the message was forwarded to the Turner Law Firm that confirmed none of the amendments passed based on the need that any Bylaws amendment needed 60% of eligible members to vote in favor. No amendment passed based on this provision.*

Lisko claimed the board inadvertently used a majority of the 60% to determine passage.

There was concern from a member regarding the shut off policy and the commandeering of water by the county. Water shutoff during a fire emergency may limit the water a resident may need to protect his property. Lisko stated that the shutoff policy hadn't been submitted to members because the board wanted to wait for the results of the amendment vote. He stated that it is the intent of the board to continue to draft the provisions of the policy and submit it for review to

the members before initiating. The draft will be sent to the membership and comment will be welcomed.

Firewise -Cooke

Cooke stated that because of COVID the meeting was cancelled. The sheet that is normally passed around at the annual meeting to log in the hours of members to reduce fuels around the property could not be accomplished this year. She stated that one volunteer hour is worth \$27 and these hours count to the total investment to continue our certification. Cooke requested that any member can contact her at abcooke@q.com and give an estimate of time and unit and lot # and name.

She mentioned that the SLP water supply is not adequate to suppress a wildland fire and that the forest service has been working on fuel breaks on forest land.

Cooke mentioned that the initiative of additional water tanks has been on the table for 15 years. The difficult is tank placement, pressure and elevation. Even if fire marshal commandeers the water, they will still have refill problems.

SLP added two 2 hydrants however local streams are still a major resource for water if needed.

Architectural - Toenis

There were six requests this year including replacing roofs and constructing a shop. Two members have been added to the architectural control committee. Toenis reminded all that any improvement needs to be submitted for approval.

Parks - Hines/Weary

Regular maintenance has been performed. Hines mentioned that the park by fire station and its proximity to the SLP shed and equipment and may be a danger to children are that they have proposed building a fence to control access. The picnic tables are going to be repainted or stained and the monkey bars are going to be removed because they are unsafe.

The SLP open space behind Trilobite is a gully and during a past wind storm many large trees fell creating a fire hazard, so this wood will be removed.

Old Business

Amendment vote needed 60% of the 136 eligible members to vote in favor. Each amendment needed 82 votes in favor. No amendment received that many votes. Three volunteers helped to count the vote Nyhan, Partridge, and Fredlund *and the issue of valid votes was not questioned until a week later by another SLP member.*

Comments prior to the vote were noted and the penalty of a lien on the property was rightly noted *but left unaddressed*.

Lisko stated that he doesn't foresee pursuing future changes to the Bylaws because conducting elections on line with secret ballots has not been perfected so the board will most likely have to enact policy.

Stuedell commented that members get numb from emails and snail mail.

New Business:

Stuedell presented a PowerPoint presentation about the possibility of positioning a cell phone tower to enhance reception in SLP. The goal was to place locally a cell tower within SLP boundaries. The options were to have Verizon to put up a tower or SLP put up a tower and charge others or with a fiber link and hook up to an extender. A high speed line would be needed to connect to the extender. He stated that Los Alamos Network is working on providing high speed service to SLP. So far Verizon has not responded to inquiries and there has been no luck with the forest service. Contacting our local politicians is another angle.

Lisko proposed purchasing some lots within SLP from Jemez Mt. LLC being sold by Ron Brown They wanted \$69,000/ea. (around 5 acres ea.) and rejected his offer of \$69,000 for both.

Volunteer appreciation.

There were eleven members who were recognized that helped out during the year and will be getting gift cards.

The floor was open to questions.

No nominations could be taken at the meeting due to lack of quorum. Lisko stated that there were no candidates prior to the annual meeting, however a number of members have expressed interest. The board will establish a nominating committee and candidates will be listed on a ballot and mailed to the members. A notice of a special meeting and election will occur to seat these candidates provided there is a quorum. Members interested for board positions should contact Hines at secretary1@slppoa.org.

Zoom meeting adjourned 4:25pm.

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