

Concerned Members report and comments on the Board meeting of SLPPOA – Annual Membership Meeting, September 10, 2022

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

Author's comments:

- The board has substantially reduce our reserves without following policy. This issue has been voiced by members over the last 10 years with little action by the Board.

In person meeting called 2:04 pm at the fire station.

Board members present: Rigney, Toennis, Stuedell, Cross

Nonvoting Member – J. Hines (water operator)

Absent: Oepping, C. Hines

15 guests in attendance, a few attending via zoom.

There was no agenda and the minutes from last year were not addressed or approved.

Star asked for the quorum. 149 lots were eligible to vote. 55 ballots were submitted.

Quorum met.

Rigney acting as president reported

- The efforts taken on the road maintenance agreement that have not been approved by the owner, Jemez Mountain Development
- The work on the alternate escape route off High Rd.

Cooke and Fredlund warned about using the road due to its conditions.

Thinning grants will be 70/30 split. Ms. Corn reported they have been waiting 9 months for a response.

Rigney read the Water Management Team (WMT) [summary](#).

The website is still out of date.

Balances in the account (financial report read by Rigney)

Operating - \$259,000 down from \$304,000 in 2021.

Reserve - \$105,000 (with another \$50,000 yet to be spent) – down from \$125,000 in 2021.

It is estimated that we are \$80,000 over budget on roads and water.

Stuedell reported that in addition to the \$41,000 road grading, another \$36,000 (due to the flooding from the fire) was needed to repair Calypso and parts of Aspen Grove and the roads still needed gravel. Gravel is estimated at \$1500 per load.

Rigney noted that we may not be able to budget roads repair or water line replacement next year due to the overdraw on the reserves.

J. Hines reported that the current water line replacement cost an unexpected \$16,000 due to leak(s) found during the current excavation for the line replacement from Aspen Grove well to the co-mingle. Moore asked if we had a reserve policy. Answer--No.

Delinquent accounts - \$13,300 (6 delinquents) more than one property owner has paid nothing this year.

Van Ruyckevelt asked if the Board had reviewed the past reserve study. Answer--No. She read what the [Reserve Study](#) proposed as a reasonable sum to have in reserves and that we are well below those recommendations. Van Ruyckevelt stated that the board needed to be run like a business.

Rigney reported that we did not qualify for FEMA money for the road repairs on Calypso and Aspen Grove because we did not get an adjuster to review the damage before we repaired and spent the money.

J. Hines reported on various leaks and repairs and the results of the isolation test on system 1. We are still leaking over 300,000 gals/mon. on system 1.

J. Hines reported that a new leak on Aspen Grove needs volunteers to dig up the leak.

There was an isolation leak test done and the first section to be replace is between the Aspen Grove well head and the co-mingle can near FR 10.

Martha Graham gave a brief presentation on watershed protection and that SLP qualifies for only a 3% of the damage estimation for the Cerro Pelado fire.

There was no report for legal because there is no board member assigned to the chair.

No information on parks.

For firewise, Cooke reported on grants for thinning and that chipping was done by the LCVFD.

There were 8 architectural submissions this past year.

Nominations for the Board:

Scott DeWitt, one of the nominees on the ballot did not attend the meeting.

Mana Babicz introduced herself.

Ann Cooke suggested she could be enticed to take on another term.

Suzanne Star was nominated off the floor by Barbara Van Ruyckevelt and seconded by Mary Moore.

The meeting went into recess to count the votes.

bv