

Concerned Members report and comments on the Board meeting of SLPPOA April 13, 2021

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

Author's comments about the meeting:

- More RFP's for roads and water improvements are being pursued *despite multiple past proposals, some that have been paid for, and all ultimately ignored and filed away in the archives. We continue to pay for proposals and reverting often to volunteers for systems repairs/upgrades. We question when, if ever, professional engineering recommendation and oversight will be initiate.*
 - Board meetings are recorded, *but the board doesn't trust the members enough to allow the entire recording to be posted online. Members are allowed only what information the Board decides to report in the minutes. Listen in or zoom into the monthly Board meetings to find out what you're missing.*
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Zoom meeting called to order 6:32 pm.

Board members present: Stuedell, Oepping, Lisko, Rigney, Burnworth, Cooke, C. Hines, Toennis

Absent: Rightley

Guests: Star, J. Hines (water operator), Corn, Gaillour (*some attending via phone*)

There was an agenda change. Burnworth had not completed the revised minutes from last month. Minute's approval was postponed until May meeting.

An officer's meeting on March 5, 2021 with the attorney regarding the administration of Lots 1-5 in Unit 6 was attended by President Lisko, Treasurer Oepping and Secretary Burnworth. The meeting notes will be posted.

Officers' Reports

President – Lisko

Lisko is working with the Zoom tech to get assistance on how to “share” clips of presentations from Swetnam & Saenz, presented at the March board zoom meeting. Board meetings are recorded on the zoom cloud. *Lisko is searching for a way to crop out the presentations without offering the entire meeting recording to the members. Star asked previously why the board wouldn't post the electronic minutes so members could immediately access information from the past meeting. The answer - because it could be taken out of context. In other words... the Board doesn't trust the members.*

Email notification was sent to SLP vacation rental properties (VRP) on Los Griegos and Hovenweep.

There was a complaint of loud music from the VRP at 560 Hovenweep on April 3rd. The property manager was contacted but offered no resolve but multiple excuses. There was no resolve using the contact method stipulated in the VRP guidelines and Lisko didn't want to call the sheriff in hopes to handle the problem internally. It's unknown whether the conversation with the property manager sunk in or there would be an effort by the manager to prevent a recurrence.

Lisko received a complaint from a property owner on FR 10 regarding tent campers who commandeered a FR 10 road pull-out across from their property for some camping. FR 10 is in the FS jurisdiction and Lisko advised the property owner to call the FS. There was no response from the FS at the time of the meeting. Lisko mentioned that no camping signage may help if allowed.

Vice President – Rigney

The attorney's search regarding the declaration of covenants (CCR's) for Unit 6 was inconclusive based on conflicting documentation. Paying for the attorney to do a title search was discussed and approved.

Ron Brown, the realtor offering the Unit 6 lots for sale, requested the Board set a dollar amount to use SLPPOA roads for any new owner interested in buying Unit 6 so he can relay this to potential buyers. The former buyer may return when the liens on the lots have been cleared. The Board indicated a determination would be forthcoming after the title search.

Secretary – Burnworth - no report.

Treasurer – Oepping

Oepping stated he will be attending financial training seminar offered through HOAMCO on April 20th & 21st.

Account balances:

Operating: \$203,460

Reserve: \$121,892

There are 19 delinquent accounts totaling \$20,791.

\$660 was transferred to reserves.

There was no change of ownership in March.

Oepping is working with the tax preparer and auditor to develop a format for an annual review to provide for a 2020 annual review as per the Bylaws. *The last one noted on the website was in 2015. Current and former boards have not complied with the Bylaws requirement.*

HOT TOPICS

Lisko queried the Board about the possibility of the association purchasing Unit 6. Benefits to a purchase could offer a location for broadband access **IF** the residential zoning can be changed. Any income that is generated from a lease would benefit the association financials.

The downside, he mentioned is that SLP would have to maintain the road for access. Despite that online and virtual access demand is accelerating, the future of satellite transmission may obsolete towers.

Stuedell questioned whether the association has enough money to pay for a purchase. Lisko suggested that there are pockets of money out there that may alleviate an out of pocket investment for SLP, but more research is needed accessibility of external funding.

Hines, Rigney and Burnworth were not in favor of purchase.

Rigney was not in favor as he stated the association needs to put money into current water and roads and he claimed that the internet access will most likely improve in the next few years.

Oepping was open to the idea of purchase but commented that a decision should be based on the title search.

Toennis disputed that more work would be needed to manage such an investment.

As the majority of board members weren't in favor, the option, it was decided, is not going to be pursued.

A question was asked what will be accomplished with title search. The forthcoming answer was that the Board hasn't been able to determine whether there are CCR's for Unit 6 and/or whether Unit 6 is a legal part of SLP.

Water - J. Hines

Maintenance

Hines is working on adapting a gateway node to work with the SLP Orion CE household meters. He has also been working with LANet to determine if the meters could be read on the internet.

LevelCon reported a low level on the system 2 tanks on March 17. It was conjectured that the system 2 Meadow well was not pumping. A burnt out control wire, the culprit, was found in the Meadow well pump and replaced.

Hines reported that on April 9, there was a malfunction of LevelCon switch on the system 1 Aspen tank causing an overflow.

Water Usage for March 2021:

System 1: the leak rate increased from 6.5 to 8.5 gals. /mon. There were 5 leak flags and users over 7000 gals./mon. He has sent letters offering leak detection for customers with leak flags.

System 2: had a 0.1 leak rate, with 6 leak flags and 5 users over 7000 gals./mon.

He stated members are working on getting their leaks repaired.

Compliance

There were no coliform/microbiological issues on system 1 or system 2.

Miscellaneous

There has been no update on the SLPPOA water rights and well locations with Office of State Engineer.

Hines met with Wilson & Co Engineers on Mar. 22, to discuss a water rate study.

Two RFP's were received. One from WH Pacific dba NV5 for [Water System and Drainage Upgrades](#) and another from Sierra Engineering for a [Water Rate Study and Preliminary Report](#). Wilson & Co. states their proposal is coming in May.

Hines met with Mike Montoya from NMED Dept. to perform well water tests. There were no reported problems.

Scott Christenson, the NM Hydro Field Tech, tested water depths of the Aspen and Meadow wells on Mar. 29. *Both the Aspen well and the Meadow well have testing apparatus to monitor the level of the well water depth and the links are on the New Mexico Bureau of Geology and Mineral Resources.*

Hines stated that the LevelCon device has quit working due to Verizon not carrying 3G wireless mobile telecommunications technology anymore to read the tank levels. The next option is to work with LANet on a new monitoring system.

Currently Hines has to go to the tanks to measure. LevelCon has offered to send two more devices free and if they don't work there will be no cost.

Stuedell asked if the water gurus are planning to do any water line replacement this year. It was discussed that response to the RFP's should help define future actions on our water system.

If water billing does come into existence, HOAMCO has advised that they will not provide a billing service. It was suggested that one of the companies providing the RFP's may be able to provide this service. *We wonder when they are going to tell the members.*

Roads -Stuedell

The RFP received from NV5 included a roadway and drainage [proposal](#).

Stuedell queried the Board for a timeline for the yearly road grading that cost approximately \$35,000. It was suggested we should wait until next year after the water issues are identified for any major road work or at least until after the rainy season in July.

There has been a RFP on plowing and sandings submitted to Raue our current snow plow contractor, and one other unnamed individual.

The road signage again was discussed. C. Hines volunteered to finish the locations for signs by Friday. She declined to put this information into the newsletter over concern that there would be too many requests from the members.

Legal - Rightley (absent)

There was no status update about the legal counsel consultation regarding the extent of architectural control committee's (ACC) responsibility to inspect new building structures. The topic was postponed until the next meeting.

Firewise - Cooke

A notice from USFS detailed the broadcast burn of 600 acres on Cat Mesa.

Cooke reminded that there is a Fire Preparedness Workshop scheduled for May 1st at Jemez Mtn. Baptist Church in La Cueva.

Stuedell asked if there is a place for burning slash. Cooke stated that burn permits are issued from Sandoval County. She also reminded that before any slash burning the LCVFD should be notified.

There was no word on when a chipper may be available in SLP.

Architectural - Toennis

Toennis reported one architectural request received for a home improvement deck project at 25 Aztec Lane.

He sent an email to the ACC requesting input for updated architectural guidelines and waiting to hear back so he can prepare a draft for the next meeting.

Parks - C. Hines

The park equipment is on schedule to be inspected.

Someone mention building a band stand at the fire station.

Hines is accumulating information for the summer newsletter.

She reminded the Board that she offered to create PDF fillable documents for the website.

Old Business

Stuedell reported that Verizon has no future plans to place a tower in area.

New Business

Lisko commented that Allan Saenz of LANet has inquired about the possible purchase of Unit 6, Lots 1-5 for an internet communications tower, but that will be dependent on the results of the title search.

Action Items

According to J. Hines there has been no further update or contact with the LCVFD fire chief for the acquisition and placing of a large water tank from Intel.

An update on an alternate wildfire evacuation route from Los Griegos was given by Lisko. He received an email from USFS Jemez District Ranger Brian Riley on March 25th that confirmed that the USFS staff was going to scope the project within the next 2 or 3 weeks, depending on road conditions. Riley thinks the USFS will be able to change the road classification and re-open it for administrative use. This will put the responsibility on the USFS to maintain the road and allow for emergency use. Riley will advise when he has some possible dates to visit the site. There was a question about what "administrative use" of a new FS road meant. Lisko explained that it would be for SLP, USFS and possibly the cattleman's association. It would not be open to the public. *We question who will be monitoring.*

Lisko reported that there is capital outlay money for fire prevention. He identified the "good neighbor authority" that supports timber removal by logging/thinning along the SLP boundary.

Meeting adjourned: 8:05pm

Executive session - no topics mentioned.

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