

Concerned Members report and comments on the Board meeting of SLPPOA-- April 12, 2022

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

Author's comments:

- Another push for a vote for the co-mingle came out of the blue. *The suggestion was questioned on what wasn't understood about last month's NO vote.*
- The water management team (WMT) met with circuit rider, Fred Black of the New Mexico Rural Water Association (NMRWA) on March 24 to seek help with leak detection. *This [report](#) has the details.*
- There were 2 major leaks that cost an estimated \$26,000- \$30,000. *That already exceeds our 2022 water infrastructure maintenance budget of \$28,000 but the expense can be paid from the reserve fund. Members need to be aware of the extreme increase in costs to continue repairing our system and the necessity to seek outside funds and get serious about a water usage fee. Unfortunately we have yet to hear of any reasonable plan from the water billing committee.*

Zoom meeting called to order 6:37 pm.

Board members present: Rigney, Cross, Toennis, Oepping, Cooke, Stuedell, Toennis

Absent: Lisko, C. Hines, Rightley

Guests: J. Hines (water operator), Van Ruyckvelt, Star, Corn, Juliann Salazar

Agenda and March minutes approved.

Officer Reports

President -Lisko absent- Rigney reporting from Lisko's written statements:

Chris Romo, NMSF FMO is leaving for a different job. The SLP Fire Triage Assessment that is currently unfinished will need to be reassigned. Weary suggested the LCVFD to take over.

Letters were mailed to the participating contractors that bid on the co-mingle project. It was noted by Salazar (the low bid contractor) that Baker Utility is raising their material prices.

NV5 has submitted an AutoCAD map with the valve locations based on the original AutoCAD map that may help locate the current valves.

The WMT met with NMRWA circuit rider Fred Black. There is a tentative start date for the NMRWA crew mid May. Hines will contact Black regarding help locating the system 1 valves. *As the meeting wasn't fully addressed, we include the meeting [report](#) so members are aware that an effort is being made to pursue leak detection.*

The Road Maintenance Agreement (RMA) regarding the High Road access was revised and presented to the realtor and a new prospective buyer. Negotiations are still ongoing. The prospective buyer is interested in the remaining 4 lots and would like to pay one fee for all the lots and install a gate. The SLP Bylaws don't allow one fee for multiple lots but the lots can be combined. So far there is a proposal to combine lots 1 and 2 and combine lots 4 and 5. The prospective buyer also wants to install a gate, but that was again rejected by the board. The prospective buyer is wanting to store equipment on the lots and it was discussed that a gate could be installed on the lots but not on the road access.

Lisko put in a request for reimbursement of \$2.32 for postage. Due to the small amount it was tabled until next month.

Vice President – Rigney

Rigney proposed 30 minute duration for individual comments on agenda issues. He mentioned there is too much conversation delaying the meeting and that community issues would be better addressed either by email or in a separate meeting. *Any controversial issues such as the recent co-mingle project should be open for member input and discussion not whisked through with hardly a mention. We know the board doesn't require member approval on most of its decisions, but the courtesy of openly communicating with the members on an expensive project goes a long way toward building trust.*

Board email etiquette was addressed as there has been some offensive interaction between board members and from residents. All need to remember that a courteous exchange is expected and that any offensive emails may not be dealt with or acknowledged.

Secretary – Cross

Cross raised concern about providing a list of service providers that could be considered a recommendation.

Treasurer – Oepping

Account balances:

Operating	\$191,058.92
Reserve	\$130,080.71

There are 22 delinquent accounts totaling \$25,664.12. Annual assessments were officially due at the end of January but late fees and interest do not start until April 1, but are retro back to Jan. 31.

\$666.67 was transferred to the reserve account.

There were two changes in property ownership:

HOT TOPICS

Lisko included a memo for the meeting that stated Salazar's bid for co-mingle project will stand for 30 days. The memo also mentioned that the board should reconsider

another vote on the co-mingle project. *Why? The board voted NO. Rigney hesitated to pursue this suggestion due to the lack of board members present and the cost to repair two major recent leaks that were reported to cost approximately \$26,000- 30,000. This recent cost with the \$44,000 estimate for the co-mingle project would leave our reserves approximately at a 50% reduction. As was argued by members before the co-mingle vote, the co-mingle project did not take into consideration other repair costs that could occur, and this month did.*

Star questioned what wasn't understood about the last NO vote? She stated that we are moving on with leak detection possibly in mid May and then we would have a better understanding of the issues and that 4" as opposed to 6" main lines had not been discussed or approved by the board yet. *It was disturbing the appearance of possible "exploitation" that was being proposed behind members backs to try again to push through the co-mingle project that was hotly debated before last month's NO vote.*

Water - J. Hines

The pump controller in Booster Pump Station was repaired.

There was a water outage at the end of Los Griegos that left 5 customers out of water. There were 6 emergency line locates that tagged the wrong locations and repair work subsequently cut some telephone and electric lines. The origination of the problem was never found, however it was discovered that the water main line was buried underneath the electric line.

It took about 20 days to get the main water line repaired. There was 400 ft of 4" pipe installed during the repair. Salazar was contracted for both the repair on the FR 10 leak last month and the install of new main line on upper Los Griegos.

Clarification of the SLP wells designations was discussed again with the State Engineer's Office.

Mtn. Pacific Meter Company will be here in May to calibrate the master well meters.

The system 1 tanks were recently showing a loss in water and a second meter reading survey was done. A 19 gal. / min leak was discovered on Aztec Rd on system 1 in Unit 1. At the end of the meeting Corn reported that the leak had been found between the frost free and the property service line. The water was turned off and Hines was prepared to assess the situation on Wednesday.

Hines commented that he will not use the existing co-mingle to deliver water from sys 2 to sys 1 because it would be non-chlorinated water and this is against State regulations. *In a time of emergency, because we have excellent water that at one time didn't require chlorination and probably still doesn't but the state mandates it, it would be prudent that non chlorinated water would be better than no water. A boil water alert is always an option.*

Water usage reports:

System 1

Pumped 649,503 gals.; usage- 226,975 gals. The daily average household use --82.27 gals./day. The main line leak rate is 65% leaking 452,528 gals. this month.

System 2

Pumped 221,820 gals.; usage- 141,322 gals. The daily average household use -73.52 gals./day. The main line leak rate is 27%, leaking 80,498 gals. this month.

Both systems were within acceptable coliform count.

Roads - Stuedell

There were concerns with cars parking on the cul-de-sac on Mimbres Way making it difficult for snow removal. Stuedell will continue to investigate the issue and it was suggested that before next winter that a notice be put in the newsletter about road parking and blocking snow plowing.

Stuedell stated that the final invoice for snow plowing was \$8,200.

A new location to store the spreader was discussed and determined.'

The annual road maintenance and grading is planned for August. Rigney questioned whether some spot fixes could be done before, however it was determined that there was not enough in the budget to do both.

Legal - Rightley- absent

The agenda suggested the closure and shut-down of illegal business and follow-up on the vacation rental property to be covered in executive session.

Firewise - Cooke

Cooke reported that the Fire Preparedness Workshop scheduled at Jemez Mtn Baptist Church, Sat; April 9th was successful.

She stated there is a tree thinning contractor (Southwest ??) that residents can hire.

Cooke will be walking the parks to determine what seedlings need to be thinned out.

Architectural - Toennis

No new architectural requests, and no response on a certified letters sent to owners of a fence.

Parks - C. Hines- absent

No report.

Action Items

According to a memo for the meeting from Lisko, an email was sent to Chief Lee Taylor inquiring about any contact made with Greeno, the County Emerg. Mgr. The email

referenced the delivery and installation of the Intel water tanks for SLP Sta.#52 for fire suppression. So far there has been no reply. Lisko followed up with an email to the Sandoval County Fire Chief Eric Masterson, who stated the DHSEM has not been contacted yet because the initial steps of getting the tanks signed over and determining how to transport them, along with the logistics of where to put them as no pad is down, all need to be figured out first.

Board adjourned into executive session 7:44 pm

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CM Report - Not for Copy