

## Concerned Members report and comments on the "Zoom" board meeting of SLPPOA April 21, 2020

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

Author's notes and comments:

- The Zoom meeting was matter of fact. It beats all the brouhaha that often absorbs time unnecessarily during meetings. Electronic access should favor more participation from members. The board continues to run in a vacuum, without member input.
- The April 18 information meeting on the Bylaws changes evaded one important issue.

Why was only one punitive option put forward for excessive water use when there were members of the committee that supported water billing as an alternative that would not only build funds to repair of our water systems, curtail excessive use and qualify us for loans?

Why is this being kept a secret from the members? We think the board is shortsighted on its focus to slam through an excessive use amendment. While the systems continue to fail, they are content with penalizing a few offenders. Excessive use is not the main factor compromising our water rights. The 8 million gallon/yr. leak(s) on the main lines is the issue.

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Meeting called to order 7:15 pm

Board members present: Stuedell, Oepping, Hines, Lisko, Toennis, Weary

Absent: Burnworth, Cooke

Guests: Star, Corn

Agenda and minutes approved.

### **Officer's reports**

President Lisko reports that there will be another letter sent to the membership inviting them to participate online. There are still several members that have not submitted their email contact information or phone numbers.

The vote on the Bylaws changes is scheduled for June 13. The changes discussed at the April 18 meeting will be sent out again in 30 days.

He raised the issue of eminent domain regarding the LCVFD right to access to water during an emergency that may be incorporated in the policy that will further define the excessive water use Bylaws amendment.

Vice President Hines reported on the newsletter that she intends to mail in the next few weeks, and what issues may be incorporated. One of the issues will be how property owners can review their water usage on the website.

There was discussion on a need to replace Burnworth as secretary due to her accident. Weary volunteered to compile the minutes for this meeting that were recorded via the Zoom cloud option.

**Treasurer-** Oepping

Operating account - \$204,637

Reserve account - \$112,300

There are 48 delinquent accounts . 27 of those owe more than \$500. No totals were announced.

\$660 was transferred to reserves.

There was one property sale during the month.

The state taxes have been filed.

Stuedell announced that he has been in contact with Verizon to install a tower for better cell reception. Verizon is looking for a 100 x 100ft area to lease for the tower. Oepping commented that his property may be suitable. The board will investigate the options.

Stuedell will present a report at the next meeting.

**Water Maintenance-** Corn

Transducers were added to system 2 for more testing.

A major homeowner's frost free leak (60,000-80,000 gal/mon) on Los Griegos, that had been leaking for many months, was fixed.

They discovered that a tamper flag on a Trilobite property was caused by a plumber. A wire inside the meter mechanism was broken.

Some volunteers worked with NM Rural Water circuit riders to fix a PRV and two gate valves near the booster station. Corn stated that regular flushing on the main lines *that has rarely ever been done*, is important because the PRV was full of sand and pumice.

They had trouble setting the pressure correctly.

A leak in a fitting was discovered and fixed and a fire stand on Hovenweep was removed. Some road work was done near the system 2 tanks.

Lisko stated that he is sending an MO to the attorney to secure an easement to the system 2 tanks so that access by association personnel will not interfere with the

adjacent property owner's lot. Raue cleared an old road between two properties near the system 2 tanks. The road now intersects with a forest road so access to the system 2 tanks will bypass the property owner's lot. Access is still difficult and needs grading.

There was one inquiry from a Maryland resident interested in the water operator job. The board plans to interview the applicant, but will continue to advertise the position in the local newspapers.

#### **Compliance - Weary**

All testing was within acceptable standards. A lead and copper test is coming due in June and Naranjo will accommodate with the sampling.

#### **Roads - Stuedell**

A contract has been signed for road grading. There was some discussion regarding the vibrating machine and to give notice to residents that had household disturbances last year. Comments were also offered on how to handle the bottom of Los Griegos. It has held up rather well so don't disturb the ground and cause more ruts. Asphalt millings were suggested.

There is one sanding and one plowing still left on last year's contract. The sander is being stored by the shed.

#### **Legal - Stuedell**

Lisko took the floor to discuss the changes discussed by the members at the April 18th meeting. There will be a policy that defines the Excessive Water Use amendment and that will be sent out for member review. *Members will not have a vote on the policy but can comment.*

#### **Firewise - Lisko for Cooke**

The fire readiness workshop was postponed until later in June or July.

There is a no burn ban in effect until June 30th.

#### **Parks - Hines**

Hines will review if grass trimming is needed.

Lisko commented that a resident on Amber Way requested to lease one of SLP parks adjacent to their property for temporary horse grazing. There was confusion on what park they might be referring to.

Corn commented that there is a well site that SLP still has ownership of and may be the piece that is being discussed.

Hines and Weary will look at the parks and check out the issue.

#### **Architectural - Toennis**

A carport was moved on a resident property to comply with the setbacks.

## **Old Business**

Ingress and Egress easement for LCVFD --Weary, no update.

Hold harmless agreement to thin Bootzin's land- Lisko, in progress

Emergency exit over Bootzin's land - no one has followed up. Stuedell will try to contact him.

Vacation Rental Property Policy- Lisko, the notice is being changed to reflect a 2 week advanced notice.

## **New Business**

None

## **Action Items**

A water shut off policy that will supplement the excessive water use amendment is being worked on. It will include definition about a leak forgiveness provision and it will be sent to the members. *We understand water billing was a committee alternative option. Why wasn't it brought forward?*

Placement of LCVFD bladders in SLP for water reserve during fire season and/or a tank is in progress by Lee Taylor, fire chief.

Closed session called 8:58pm

Next meeting May 12.

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