

## Concerned Members report and comments on the Board meeting of SLPPOA Aug. 20, 2019

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

Author's notes and comments:

- The maintenance/repair of our water system cannot continue using the same protocol of the last 40 years. *Finally a board member has stepped up to the plate and is introducing a new initiative to fund and fix our systems with professional engineer help.*
  - *Year to date we have lost to main line leaks 3,865,210 gallons of water.*
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Meeting called to order 7:18 pm

Board members present: Kilburg, Corn, Lisko, Oepping, Burnworth, Rightley, Stuedell

Board members absent: Weary

Guests: Star, John Schrandt of Sierra Engineering Solutions, Mark Stanley

Notice from PRC (warning letter) added to the new business section of the agenda.

Agenda & minutes of last meeting approved.

No officer reports.

**Treasurer's Report:** - Oepping

Account Balances:

Operating: \$177,283

Reserve: \$116,080

13 Delinquent accounts at \$5,300.

\$660 deposited into reserve account.

There are two new property owners.

Legal costs unchanged.

**Water-** Corn:

Sys 1- a leaking a fire stand on trilobite was replaced.

Sys 2- a fire hydrant and new gate valve at the bottom of Los Griegos were replaced.

At the end of July, sys 2 went down due to what was first speculated as an electrical control problem. The problem escalated into a faulty PRV valve in the main line system, a leak at the sys 2 metal tank that has been temporarily shut down and an unknown leak on the main line.

There was speculation that the road work may have caused the issue. *Conjecture runs rampant when it comes to diagnosing issues when we don't have adequate monitoring in place to quickly pinpoint the problem.*

Three new isolation valves were installed but sys 2 still does not have adequate isolation capability to find and fix leaks quickly. A circuit rider from New Mexico Rural Water and John Schrandt, system engineer, were called in to help.

Rationing was needed to allow the upper and lower parts of sys 2 to have access to water. After 2 weeks, the leak was finally found and repairs are being made on the lower end of Cerro Pelado. Parts have been ordered and the contractor will be starting Wednesday.

Romero, circuit rider from NM Rural Water came up and adjusted the PRV near the booster station. There was more pressure testing and too much pressure was noted on lower Los Griegos. Also, the household affected didn't previously need a prv but now the pressure is too great. The regulator was adjusted.

Lisko stated that those volunteers that worked on the leak should be awarded a monetary gift. Kilburg stated that \$25 gift cards are given out at the annual meeting. Lisko said that is a "slap in the face."

Lisko stated that the sys 2 metal 22,000 gal. tank was removed from service due to a leak found at the tank.

Stuedell mentioned that SLP needs a permanent person to run the water system.

Corn stated that there was training with Scott Christensen from the NM geology dept. on the well water level monitoring device installed on the Aspen Grove well.

A meter can was installed and Romero brought the Rural Water hot tap device that saved some cost.

**Water usage report-** Corn:

Sys 1 - 609,000 gals. pumped, 315,000 gals used = 6.7 gals./min. leak rate and a daily average use of 115 gals. There were 6 leak flags and 11 users over 7000 gals.

Sys 2 - 502,000 gals. pumped and 217,000 used = 6.4 gals./min. and a daily average use of 110 gals. There were 6 users over 7000. The highest user was 32,000 gals.

*Total of 13.1 gals./min. leak rate = 579,000 gals. lost this month to main line leaks.*

**Compliance** - Corn for Weary:

Sys 1 residual was .06, sys 2 residual .17.

The past due Extension of Time Report for OSE is still not complete.

**Roads** - Stuedell:

Road were graded and *some extra gravel was spread on various parts of SLP roads.* There was an additional \$4,900 bringing the total spent for this repair to \$36,000. He stated that next year we should plan on a June or August repair to avoid the rainy season.

There was discussion about culvert work. Leeder, the contractor, may come out and fix culverts, and areas needing work will need to be identified. Stuedell stated that a former road study was helpful and could be used.

It was stated that the roads cost was \$8,000 over budget and it would be allocated from the reserve account. Another short discussion was initiated over getting the county to take over the roads.

It was noted that there are 2 separate line items in the budget for roads; maintenance and snow removal.

**Legal** - Kilburg:

A petition for writ of certiorari was filed in the Supreme Court by Star on July 22 and still waiting to see if it will be awarded or not.

**Firewise** - Lisko:

Lisko commented on some funding options for thinning trees. He discussed the tree count per SLP property at 400 stems needs to be reduced and stated that there is no point in applying for funding if the tree count isn't changed. This would require a CCR change. In order to change the CCR's we would need a 2/3 member vote. The process for changing the CCR's needs to follow protocol. Kilburg mentioned that the annual meeting barely makes the 1/3 quorum and sometimes doesn't. He volunteered to take the lead to update the covenants.

Lisko stated that the SLP Unit 1 thinning on the west access road into SLP, would eventually be cut by the FS fire crews.

## **Parks - Kilburg:**

No one is presently taking the chair for this position. She volunteered to check on parks.

## **Architectural - Lisko:**

A property on Trilobite has requested a copper metallic roof replacement. Kilburg objected to the color when the sun is shining, however the same color was approved for Star's roof, so a precedent has been set.

## **Old Business**

The water surcharge proposal - nothing accomplished.

Renter's restriction proposal - was sent to attorney - it was declared that it will be a policy not a covenant modification. It will be introduced at the annual meeting. *Restricting private property rights without member approval is discriminatory and cause for litigation.*

County cinder storage agreement on SLP land - Stuedell distributed a draft agreement to the board. The Board will send back comments.

Stuedell stated that Outliers Rd. was left off the map for snow plowing, but then questioned why Leeder worked on it last year.

Corn suggested that we need to be looking for a cheaper contractor.

## **New Business**

Lisko introduced John Schrandt with Sierra Engineering Solutions, who discussed a proposal for water system planning. Schrandt mentioned the need for a capital improvement plan, plan for inventory of water system assets, and that he could offer a short, medium and long term capital improvement plan for the system. Even though we have started replacing, a plan will help when we need cost estimates. *We applaud Lisko for his efforts to engage a professional engineer to initiate a plan(s) to offer options on how we can raise funds and fix our water system.*

These plans will address replacement of the lines and how will we budget for future improvements, such as inline valves, air release valves, etc.

He handed out an example of what he prepared for the Canon MDWA and stated the cost for his preliminary work would be \$900.

He discussed isolating water billing from dues, the benefits of this idea and the need for a water operator. We already have a meter system and should come up with a rate structure. He commented on establishing a Co-op for the water

system that would offer more opportunities for external funding but we will have more oversight by the state.

Rightley asked how much the meter systems cost. Star commented about 1/4 million dollars or \$250,000. *We are surprised that Kilburg or Corn who were the financial authorities of the meter installation did not volunteer the answer.*

Lisko commented that some SLP members dispute the idea because they are already paying for water. His idea is to reduce the dues by the water budget and in place have water billing. Currently our MO is not serving the community. Every other place charges for water. He stated that current sys 2 issue affirmed his decision that we can't continue along this path.

Kilburg claimed that we probably couldn't even find a water operator and blamed past Boards for driving out water operators. *Two water operators were "fired" because they did not comply with their contracts.*

Schrandt stated that a Co-op would be a separate governing body. Corn stated that this board hardly gets enough volunteers to sit on the board now. Lisko replied that there are people who want to have a say. He stated that there could be a representative on the Co-op that also serves on the SLP board.

Star stated that it takes education and that there are folks in the community that have expressed a desire to initiate water billing. *Let's not outguess the community.*

Kilburg stated that a little over a 1/3 of the members are absent owners. Lisko stated that one house was trying to sell during the water outage. Not good. SLP needs to get an operator and create a separate Co-op to handle our system better. He made a motion to approve \$900 for Schrandt's presentation. All approved.

Schrandt stated if you want to start moving ahead we need to start looking at rate structures and high users.

Star asked the Board to put out info to the members before the meeting to stimulate additional attendance and interest in Schrandt's presentation.

Kilburg announced the annual meeting preparations. Board members need to prepare reports and highlights for the year. Show up early to help setup.

Kilburg discussed HOAMCO tasks that could be turned over to them. They could management the reserve account. They could do the bank reconciliations. There would be no extra cost. Oepping stated the financials are presently a cumbersome process. In Jan we paid \$ 386/mon. plus postage for their services - the new fee will be \$398/mon. Motion to pass. All approved.

Filing the liens by HOAMCO - Currently SLP charges \$25 to file and then \$25 to release. HOAMCO will do it for \$190. Lisko disapproved of the idea because if they can't afford \$25, they can't afford \$190.

HOAMCO can prepare the annual budget. They would charge \$75/hr to put out leak flag notices. Monthly water billing would be \$350. Corn stated that leak flags may need to be in disclosure statement of property sales. *Leak flags may cease to be a problem with water billing as many would fix their leaks to prevent higher bills.*

Notice from PRC - Corn stated that SLP received a warning letter that stated that the PRC is watching our 811 activity. SLP is considered an underground operator facility. The new law requires that we not only mark lines but also respond via an online form or that we will be subject to a citation. Will need more people to take on the responsibility.

### **Action items**

Extension of Time for OSE - Kilburg will help Weary get it finished.

County taking over the roads - ongoing.

Sept 10 there will be another board meeting.

Star asked:

*What can the new hydrant at the intersection of Los Griegos and FR 10 be used for?*

Corn responded if we use 6" hydrant that was offered by the LCVFD, it could collapse sys 2 lines. A 2" hydrant that was installed will be tested by the LCVFD. Star's concerns were about other engines coming in and could the sys 2 lines sustain withdrawal without compromising the sys 2 main lines. There was no conclusive answer until some tests are run.

*What is the status of the sys 2 metal tank?* A contractor will be coming in to fix the leak. Lisko stated that the tank at a about the 3 ft level was leaking and they shut it down. Possibly it can be patched but we won't know until it is excavated. Star indicated that there was a tank inspection some time ago that might help.

Closed session called: 9 pm

No issues for closed session discussion noted.

Cars dispersed 9:30 pm

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