

## Concerned Members report and comments on the Board meeting of SLPPOA August 11, 2020

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

Author's notes and comments:

- Even with access from a member's easy chair, the Zoom meetings participatory interest continues to be only 1 or 2 members per meeting. A dismal state of affairs.
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Zoom meeting called to order 7:19 pm

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

Guests: Star, Nyhan

Agenda and minutes for July approved.

### **Officer's reports**

President- Lisko

He reported that 62.5% of the members voted on the new amendments. The vote needed 82 votes and the board got 85. A review of what each amendment received in votes will be tallied in the upcoming newsletter.

To alleviate the need to request access to meetings, Lisko suggested sending out a notice if there is any member interested in attending meetings on Zoom and that a list will be generated from which an (automatic?) invitation will be sent.

**Vice president** - position is still open.

**Secretary** -Hines

A newsletter will be sent.

**Treasurer**- Oepping

Balances:

Operating account - \$ 146,420

Reserve account - \$116,440

20 delinquents totaling \$10,400. Eight are \$500 more.

\$660 was transferred to the reserves account.

There were no changes in ownership last month

**Hot topics** was added to the agenda some meeting back that allowed the board to comment on priority topics first before the chair reports. The topics this month:

The reinitiation of the water committee to establish rates for the new excessive water use policy was mentioned. Three members of the original team responded.

Oepping stated the committee would concentrate on 3 items - procedures to create the rate, water shut off options, and the billing process.

#### **Water Maintenance - Weary**

Sys 1 main line leak rate was at 4.4 gals./min. with 15 leak flags and 12 users over 7000 gals./mon.

Sys 2 main line leak rate was at 0.4gals./min. with 7 leak flags.

There were a total of 18 users over 7000 gals/mon. and 10 users with leak flags under 7000 gals./mon

There are mice in the Aspen Grove pump house. Weary suggested traps and poison and will try to screen off the entry holes and will bleach down the components.

The pressure tank for the Hovenweep well was installed and is now working. A defective pressure gauge and some electrical work were also done.

The water system operator contract needed two items revised.

NMED took water samples and nothing adverse was noted in the samples.

The microbiological samples were within normal limits.

There one location on Mesa Verde where the lead/copper sample was greater than the .073 tolerance level. There is a requirement to report this. There will be a retest at that location. Two samples will be taken at a cost of \$39.

#### **Roads- Stuedell**

A cost proposal for plowing for this coming winter has increased to \$10,500 and \$1500 per addition plowing. There will also be a charge of \$3500 for 5 sanding. The total cost will be approx. \$14,892. Lisko commented that the board should start preparing for next year as the current plowing contractor may be retiring. He suggested considering getting our own equipment and hire if possible a local operator to plow and sand. Another 30 minutes of discussion took place on the pros and cons.

Stuedell would look into road equipment costs.

Stuedell asked if there was a water truck that could be used to wash out the culverts. It was mentioned that the board could rent a water truck in Los Alamos

Culverts in identified areas were discussed and a current estimate was between \$600 & \$700 per culvert and \$750 for labor.

#### **Legal -Lisko**

Turner Law firm has taken over the SLP legal affairs. Lisko will turn over the new amendments to Turner and have the new Bylaws drawn up.

### **Firewise - Cooke**

Assessing SLP properties was mentioned. Cooke volunteered to drive the area and tally the results. An email questionnaire was also discussed.

### **Parks - Hines**

The tables will be restrained.

Hines mentioned that the park near the fire station is dangerous because of the storage of materials and recommended fencing off equipment for better safety.

### **Architectural - Toennis**

One request was approved. Two other volunteers would join the 3 existing members to sit on the review committee.

### **Old business**

Lisko reported that the hold harmless agreement was sent to Bootzin.

The previously discussed alternate emergency exit may need the help of Congressman Lujan's office to gain access as the forest service won't allow using the road. The High road extension is accessible but long and rough. Stuedell still wants to discuss with Bootzin an access through his land.

### **New business**

The annual meeting will be held Sept. 12 and there are 3 board positions available.

### **Action items**

The water committee is being reinitiated.

Discussion ensued about fire suppression and using water storage bladders placed in strategic areas of SLP. This could be problematic due to the fact that they may need to be placed on personal property and there may not be cooperation from the owners.

Stuedell will prepare a presentation about the cell phone tower proposal at the annual meeting.

Next Board meeting moved to Sept 15 due to annual meeting on Sept 12.

Meeting adjourned 9:35pm

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