

Concerned Members report and comments on the Board meeting of SLPPOA-- August 10, 2021

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

Author's comment:

- The board continues to confuse the members with their flip flopping about how to penalize water hogs using water billing as a solution. *Water billing is not about penalizing users but to accrue funds to improve and maintain our water system infrastructure. There is an expense to produce and deliver water. We all need to bear that cost. Like any utility, the more you use the more you pay.*
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Zoom meeting called to order 6:35 pm.

Board members present:, Oepping, Lisko, Rightley, C. Hines, Stuedell, Cooke.

Board members absent: Rigney, Toennis, Burnworth

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

Approval of agenda and minutes from last month.

Officers' Reports

President - Lisko

Lisko attended the Jemez Mtns. SWPP/CWPP scoping meeting in Jemez Springs where the proper conservation and consistent delivery of water resources was addressed. The discussion included regulation, infrastructure, sustainability, wildfire, watershed and some of the best practices for infrastructure.

He stated that projects can tap into funds for water systems but in order to get funding we would have to have 3 shovel ready projects ready to start. The group will meet again and invite other agency partners to work on planning.

J. Hines & Lisko met with the NV5 grant writer, Gilbert Gallegos, at SLP firehouse on July 29th. Gallegos suggested establishing a Mutual Domestic Water Consumer Association (MDWCA) to get funding from the NM Finance Authority and others. It was stated that there are grants available to communities and funding options that may be structured as 85% grant and 15% loan.

Rightley volunteered to take charge of organizing a committee to move forward; J. Hines agreed to help. Lisko stated it would be a "minimal government entity". *Efforts of years gone by proved there is no such thing as "minimal" government involvement when a system becomes a political subdivision of the state. The regulations are burdensome and most water systems cannot keep up with the requirements. We met with John Jones, Former Chief Operating Officer of Entranosa Water & Wastewater Association in 2019 and summarized the [discussion](#) of viable options for our water system.*

Lisko stated that water cooperatives, because they are private non-profit they don't qualify for funding. *That information has not been verified.*

Stuedell asked whether pursuing a MDWCA will slow down the maintenance and leak repair issue that we now have on our water systems. As Lisko stated, the MDWCA setup and initiation will have nothing to do with the ongoing improvements of the systems.

There was a member request to install a DVD exchange in Black Bear Park, however the request was withdrawn after a rundown of architectural control compliance issues summed up "too much bureaucracy" for the member.

It was mentioned that the Thompson Ridge slash pit may reopen 8am-4pm on Saturdays with community volunteers present. It was closed because there was too much garbage being dumped in the pit. Cindy and John Hines volunteered to represent SLP on occasion to help.

Hines and Lisko attended the NM Rural Water Association Conference in Albuquerque on August 4th and one of the issues discussed was the potential problems with excess water use to grow "weed."

He mentioned that at the conference our 811 line locate contact info was updated.

Hines and Lisko spoke with NV5 Project Manager Arvin Patel who did a preliminary coming plan between sys 1 and sys 2 and because it was such a "simple" solution thought that his company was being tested. Stay tuned. They will be presenting at the annual meeting. *We'll see how "simple" this solution is.*

At the conference, Lisko and Hines were introduced by Gallegos to---

Susan Rodriguez and Mary Finney with NM Finance Authority

Wesley Billingsley, NM Bureau Chief, Capital Outlay Projects and

Andrea Telmo, Project Engineer Supervisor of NMED Const Programs

Lisko requested reimbursement for the NMRWA Conference: \$75 reg. fee and \$27.91 dinner for Hines and Lisko.

The member annual meeting will take place on Saturday, September 11th, via Zoom, 2 to 4 PM. Lisko, Burnworth and Stuedell are up for renewal. Stuedell did not commit.

Lisko was still investigating how to develop electronic ballots using Zoom.

He invited the NM State Forestry to present a community triage assessment that would serve as a tool for defending against a wildfire.

Vice President – Lisko for Rigney (absent)

There was a road maintenance agreement developed by the attorney for Lots 1-5 of Unit 6. The solution was to initiate a flat rate fee that would cover the cost of transversing the roads. The attorney suggested that the new owners would be members of the

association, would have to abide by the CCR's, would not have to pay anything extra for road maintenance because they would maintain High Road, and that no gate will be allowed across High Road.

The question still remains on whether the new buyer should be charged per lot or as one assessment. Board members appeared to lean for the "per lot" assessment like the rest of the property owners in SLP.

Secretary – Lisko for Burnworth (absent)

Lisko reiterated the explanation of the recent incomplete mailing sent to membership.

He reported that Burnworth had no update on placement of dumpster in SLP by Universal Waste Systems of NM.

Treasurer – Oepping

Balances:

Operating Acct: \$190,993

Reserve Acct: \$124,620

Oepping reported 11 delinquent accounts totaling \$13,117.

\$666 was transferred to the reserve account.

There was one change of ownership - Steven D. Godfrey, 1571 Los Griegos Road.

Oepping is still working on the error with the water conservation fee to NM Taxation and Revenue Dept.

He said he is working on a new idea to post the financial updates on the website on a more user friendly page. There will be a draft budget for 2022 and an independent audit and reserve study is being planned.

He requested reimbursement for office supplies in the amount of \$42.84.

HOT TOPICS

Lisko summarized in a [document](#), the attorney's suggestion on separating the water from the annual assessment and billing separately.

He queried the board on whether such a proposal should be put on the upcoming annual meeting ballot for vote. Oepping opposed and suggested the board should first study the issue and proceed after the idea had been reviewed thoroughly.

Star chimed in stating that the board needs to educate the members first. Putting the proposal out for vote without any prior discussion would be premature and would only alienate the members. *It's been apparent over the last few years that some on the board are hell bent on penalizing the over users. From all appearances are trying to avoid a member vote, either by special assessment, bylaw manipulation or policy. We agree that water hogs should not be subsidized by the rest of the members, however using water billing as a weapon instead of a funding tool is not the answer.*

Water – J. Hines

Hines reports that the levelcon monitors went down and so did the meadow well pump. The monitors are now working with the new sending units and the parameters are still being modified.

When the Meadow well pump failed, Hines opened the comingle valve to allow the sys 1 wells to help keep the sys 2 tanks full. The Moya Well company pulled and replaced the pump on July 14th.

Hines stated that there was a power outage on Los Griegos and the Jemez Mountains Electric Coop had to dig up the faulty electric line.

He also reported that the time clock on the Hovenweep well failed. It was being bypassed until a replacement could be installed. He reports the well is running normal again.

The water usage for July 2021 will be somewhat inaccurate due to the comingle of the system wells, however individual lots usage will be reported as usual on the web.

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

Roads – Stuedell

Road grading will be delayed until the week of August 30th per request of Tug Leeder (road contractor) . Stuedell reported that the entrance to 1416 Los Griegos was damaged from adjacent property run-off. He has identified the need for three additional culverts. He requested that more notices be put in the newsletter on culvert cleaning.

The quote for snow plowing contract from VerBerg was considered excessive and not for further discussion. ASM (Anthony Martinez) was mentioned as another possibility.

Legal – Rightley

Rightley received a complaint about a possible puppy mill operation at 202 Mesa Verde Road and will contact county animal control.

Firewise – Cooke

Cooke stated the LCVFD was retrieving the county chipper this week and that there will be an email regarding chipping in SLP.

Architectural – Lisko for Toennis (absent)

There was one new architectural request for a new home construction at 346 Los Griegos Rd.

Toennis projected that the new Architectural Control Committee guidelines to be finished this winter.

Parks – C. Hines

The work day on Saturday, July 17th had 7 or 8 people and they successfully completed many tasks. A new wood sign identify Black Bear Park was constructed by a member.

She had no update on road identification and miscellaneous traffic signs and is waiting for a quote.

Hines is working on a newsletter to be emailed in the next couple of weeks.

Old Business

Stuedell stated that Windstream will be installing broadband fiber optic cable through the Valles Caldera to SLP, but that it will probably be another 1 to 2 years.

New Business

The webmaster reported having been locked out of the GoDaddy service and couldn't post the water usage.

Lisko is having discussions with Casey Bradley at Cuba Soil & Water Conservation Dist. regarding funding for thinning on private land. It will be on a 1st come, 1st serve basis. The cost sharing would cover 90% with the homeowner paying 10%. There will be a stipulation that the funding would include a mandate that the property needs to maintain the basil area for 10 years.

Lisko attended the Northwest Sandoval County Democrat Get-Together in Cuba, on August 21st to meet Christine Chandler, our county representative.

Action Items

Talks continue about an Intel tank for the fire department. It was mentioned that there may be FEMA support to pay for acquisition, transport & placement of the tank.

The escape route is being worked on by the FS to make it safer and more passable.

Zoom meeting adjourned-- 9:08pm

Executive session

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