

## Concerned Members report and comments on the Board meeting of SLPPOA – August 9, 2022

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

Author's comments:

- Five board members are retiring. *As there has been little accomplished over the last few years, it's about time for some new energy and ideas.*
- Volunteers on the WMT (water management team) are focused on moving the water systems improvements forward. *They will be driving much of the water system plans and upgrades in the future.*
- Extensive [road damage](#) occurred during the flash flooding of the Cerro Pelado fire. *Because we don't have enough money to fix these problems, the Board is now faced with the challenge of how to fund for leak reduction and watershed damage....and not much money in the "til" to help pay the piper(s).*

Zoom meeting called to order 6:35 pm

Agenda approved and minutes approved for Board meeting July 12th, 2022

Attending Board members: Rigney, Cross, Toennis, C. Hines, Cooke, Oepping  
Absent -Stuedell

Guests-- Moore, Star, J. Hines (water operator), Partridge

### Reports

**President** – Vacant.

**Vice President** – Rigney

The annual membership meeting will be Saturday, September 10<sup>th</sup> starting at 2pm at LCVFD station 52. The potluck will be skipped due to Covid. The meeting is planned for both in person and zoom attendance. The meeting will be recorded.

Rigney met with Brian Riley (Sandoval County district ranger) over Cerro Pelado fire flash flood issues. There have been two streams – upper side of Los Griegos, and the lower stream that has been much more damaging. The lower stream following a ravine has caused considerable damage to Calypso Rd and Aspen Grove. This stream eventually runs down the ravine to the south of Los Griegos and into the meadow before reaching FR 10.

Rigney reported that Riley has met with Lawrence Crane and Theresa Greeno about potential FEMA funding for damages.

Rigney contacted the USDA Emergency Watershed Protection agency and contacted ARPA. The funding will require a 25% pay down and it is unknown what that cost may be to SLP. SLP is in need of culverts and water diversion action. *Unfortunately there was no mention of any maintenance plan once SLP invests in more culverts.*

He mentioned when the roads improvements begin in a few weeks that the services may be diverted to the most damaged areas and some of the other roads may have to wait until next year.

There was a recommendation from the WMT (water management team) to initiate two new policies for Board approval.

- There needs to be a charge for water pulled from hydrants by contractors/service providers and SFNF.
- The water hook-up fee for new building needs to be increased to cover costs. It was stated that \$500 in the past was the typical fee.

The Board approved WMT to draft these policies and give reason for the policies

There are two MoU's in process. One provides requirements for water draw by the county of Sandoval in the event of future fires, the other will be specifically for the SFNF.

Lee Taylor (Sandoval County Fire Marshall) has requested a meeting with the Board to talk about the Intel water tanks. If the Board is interested in pursuing the topic further it was agreed to turn the investigation of the logistics and cost to the WMT for further evaluation and recommendation to the Board.

Rigney summarized the high points of the WMT meetings.

- The isolation test for system 1 was complete and material have been received for line replacement to start with the highest leak rate area.
- The Board/WMT need to contact the Sandoval County Sheriff's office to set up an agreement for a SLP representative (water operator or other appointed members) to access SLP during fires or other events. Van Ruyckevelt, at the WMT meeting volunteered to investigate.
- A Memorandum of Understanding (MoU) with the County and SFNF is being worked on.

The 2023 budget/ plan is in need of review and revamping. *Each year the budget appears to simply roll-over with little foresight for the past or the future. It appears there will be an effort to change this approach and to more accurately define and prioritize the budget line items.*

**Secretary –Cross**

The June minutes were completed and emailed to the Board for approval.

**Treasurer – Oepping**

Balances in the accounts:

Operating Account: \$162,620.50

Reserve Account: \$104,515.67

As of July 31, there were 7 delinquent accounts totaling \$14,288.71. (the increase of \$495.67 from last month is due to lien fees)

Liens have been filed on each property that exceeds a balance of \$500 in accordance with SLPPOA lien policy.

\$666.67 was transferred to Reserves during the month.

There was one change in property ownership in July. Kyle D Spielvogel and Taylor V Fetrow are the new owners of 560 Hovenweep Loop.

The road agreement with Jemez Mt. Development, owners of Unit 6, has been put on hold as the prior sale fell through.

Oepping will provide a proposed budget for next year prior to the annual meeting because he will be unable to attend. He requested input on the delay of vendor payments and it was suggested that 30 days is standard, 15 days would be preferable.

Oepping stated that the invoices are not processed immediately when they come in but rather in batches once a week. *We don't understand why a few invoices per month, if that, need to be delayed and we expect this is partially part of the problem.*

**HOT TOPICS**

Rigney reported that five board members are leaving between July 5th, 2022 and the fall election. He currently has 2 possible volunteers.

Paul Lisko (President)

Jeremy Oepping (Treasurer)

Cindy Hines (Parks)

Paul Rightly (Legal)

Kristi Cross (Secretary)

Because the Cerro Pelado fire flooding has caused extensive damage and state and federal help may be months away, he is putting out a request for community help to fix the road.

**Water - Hines**

Based on the isolation test in June, the highest leaking section is the co-mingle can in the meadow across from the fire station to the valve below the Aspen well. The replacement will be 4" lines. He is working to schedule David Salazar for the project.

Hines received estimates for two emergency generators for wells.

The co-mingle valves had to again be reopened between System 1 and 2 due to the System 2 well breaker tripping during the lightning. He will need backup replacements for future events.

Hines mentioned that the water lines and electric lines on the damaged roads will be a concern if not repaired. The shallow depth of the water lines could result in freezing.

His report for June--

**System 1**

Wells Pumped 642,042 gals. 76,800 of those gallons went from Sys 1 to Sys 2 when the co-mingle valve was opened

Gallons lost= 279,728

The usage 285,514 gals

The daily average household usage =104.66 gals/day

Main line leakage rate = 49.4%

Leak Flags Identified =8 8 repeat

**System 2**

Well Pumped 140,740 gals, +76,800 gal from sys 1

Gallons lost= 52,694

Usage = 164,846 gals

Daily average household usage =84.40 gpd

Main line leakage rate = 2%

Water systems coliform/microbiological reports indicated no abnormal residuals.

**Roads - Rigney reporting for Stuedell**

Road maintenance is scheduled for 8/22/22.

**Legal - Vacant**

No report.

**Firewise** – Cooke

A chipping day took place.

**Architectural** – Toennis

There were three approvals.

Aztec Lane - carport

Cinders structure and loading ramp at the fire station may only be able to get started before winter. Cost stated as \$400.

Bonito Way - deck extension

**Parks** – C. Hines

Road signs are still making progress.

Black Bear Park has been repainted. With the recent rains, it will need to be mowed soon. Volunteers needed.

She reported that she is working on a simpler website.

Meeting adjourned into executive session-- 7:30 pm.

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