

Concerned Members report and comments on the Board meeting of SLPPOA – August 8, 2023

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

Author's comments:

- Not much interest from the Board this year. No plan, no momentum. Board members dropping like flies. Attending or not doesn't seem to be a concern. *We do not have an engaged Board and its showing.*
- A water billing proposal discussion will be presented at the annual meeting. *The water management team (WMT) is to thank for bringing this initiative to the members.*
- The exposed system 2 water line from the Cerro Pelado fire flooding damage has not been fixed. *We're running out of volunteers to fix it.*
- No minutes have been available for June or July *and we may not get August either.*

Board members attending: DeWitt, Gaston, Cooke, Star, Rigney and Toennis late,

Absent - Stuedell

Guests: John Hines, water operator, Van Ruyckevelt, Moore, Corn

Agenda Approved

No minutes. June and July minutes pending

President--Vacant

Vice President--S DeWitt

Offered to attend the meeting at the Jemez Valley Baptist church and take the receipts for the road repairs due to the flooding from Cerro Pelado fire.

Secretary- A Dewitt

Dewitt stated she would have the June, July and August minutes ready soon.

Treasurer- Star

Op Acct –\$ \$112,724.22

ICS – \$ \$25,010.57

Res –\$ \$57,667.79

\$1,989.70 transferred

Delinquent Accts- Total \$ 16,948.95- collection dropped. Agency couldn't find the owner.

Water shutoff on 3 properties. (1 vacant lot and 2 unoccupied properties) Locks and liens are on all properties.

Two members are on payment plans.

Remaining Budget for

There is \$23, 300 left in water budget

Water System 2 - (\$2,423.60) over budget

Roads -\$23,738.51

The agenda for august included budget discussion and preparation for the annual meeting. Discussion was postponed for the new board approval.

Star recommended that we hold on the 10% increase IF the water billing initiative passes. If not adjust for a 10% increase next year.

Star mentioned that we should look into an alternative to HOAMCO because we have had problems with bills and payments.

Hot Topics

1. Water operator- there was no further details.
2. Sys 2-- exposed main line repair- still pending
3. Leak at Aspen Grove well has been fixed possibly reducing the leak rate on system 1 to 20%. More data is needed.
4. Fire hydrant – raising in flood zone/locks were approved and an order for \$509 for parts is in progress.

Water- J. Hines

No problems with the residual values.

Tank inspections were complete.

Copper and lead sampling was complete.

There was discussion on a member who used 224,465 gals in July and another 23 out of 140 members used 230,000. These 24 people used 66% of the systems water this month. Rigney excused the possible heavy use to swamp coolers.

WMT – the water billing presentation was discussed and will be presented at the annual meeting. Some on the board complained that it would be a lot of money to setup. Star stated that she expected \$5000 for the software and additional costs for hiring a contractor in the future to take over the process. She stated it's no different than when we bought Quickbooks and did our own financials and we can make it affordable in the budget.

Roads- Stuedell- absent

No report.

Star questioned Morris' contract as it did not address who pays if Morris' equipment breaks down and we need another contractor. We had this problem last year and the board anteed up \$1500 to pay for Raue to finish some plowing.

Architectural--Josh Toennis

A new home construction at 195 Mimbres Way is in progress.

There was discussion on a member building two residences on a lot. Not allowed according to the Bylaws but if they put a hallway between the two it would pass. There was no resolve on the issue. Star recommended that a letter be sent by the attorney putting them on notice in the event we get sued, we have proof that they were notified.

It was noted that a case of allowing two residences in California was upheld and we may not be able to deny this in the future regardless of the CCR's.

Firewise - Cooke

By the end of the year we may not be a firewise community anymore because Sandoval County is asking for numbers that we cannot provide.

Parks- Rigney

No maintenance has been done this year.

Old Business

The tanks were inspected. The 12,000 gallon steel tank on system 2 will require recoating within 2 years at a cost of \$25,000.

There was no update on the status of two outstanding invoices \$44,100 from Salazar for past work and JMEC for a past dig- \$5400.

New Business

There was no nominating committee, however Star reported on three members, Daniel Wirth, Farita Tasnim and Donna Smith who will be on the ballot.

Cooke agreed to run the annual meeting and send the ballots.

Rigney and Toennis will not rerun. Cooke's term is finished she didn't want to be on the ballot and declined comment on rerunning. Amber Dewitt will not return to the board. We currently have 6 open seats on the board.

Action Items from June Meeting

Aztec road was graveled but no water line replacement has been done. The gravel ordered was the wrong type.

There has been no follow-up on rentals/adherence to policy in the neighborhood

Next Regular Board Meeting

Sept 12, 2023

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