

Concerned Members report and comments on the Board meeting of SLPPOA Dec. 17, 2019

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

Author's notes and comments:

- The overall SLP water system is showing no improvement. We have replaced over 5,000 ft of main lines and various tank valves and the current leak rate is reported at 18 gals./min. Our main line leaks have escalated to **751,300 gals/mon.**
 - The lack of knowledge is a stumbling block for the new board. *The board is wasting time discussing issues that have been discussed many times before by previous boards and have been reported in the SLP board minutes.*
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Meeting called to order 7:19 pm

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

Guests: Star

Agenda/minutes approved.

A new trial plan to put the actions items at the beginning of the meeting was tested. It was mentioned that these items are the most important, however during report discussions some more questions about the action items may need to be revisited. *It appeared more to accommodate any board member that may want to leave early.*

Lisko handed out a proposal for water systems operator job description. The roles, responsibilities, qualifications and work environment. He proposed to get this advertised to start the search. Adding the point of contact for the required 811 dig call was another responsibility to be included. For now Stanley, Corn and Lisko will continue to be on the call list.

The insurance and errors and omissions provision was discussed. No one on the board was familiar with the provision or whether it was included on our existing policy. Few were familiar who the carrier was even though it has been posted on the website. Stuedell agreed to look into it.

Lisko wrote a letter to the FS commenting on the affects the proposed pumice mine would have in SLP only to find out that the pumice mine originally

assumed to be to the north of SLP was the South Pit pumice mine located south of SLP towards Ponderosa not in the front of SLP. *Lack of past knowledge of the surrounding pumice mines and tracking FS proposals would have helped eliminate the need for writing a letter that doesn't affect SLP.*

It was noted that the 5 lots on Unit 6 may be up for sale. The people interested in buying are survivalists. It is claimed by Corn via Bootzin that there is a water well to accommodate the lots. No board member was familiar with where the well was, whether it impacts SLP water rights and how to handle issues that such as road maintenance, annual fees, and what responsibility/services the association will incur to accommodate development.

Hines asked how do the banks know that a sale is taking place.

Hines will start a quarterly newsletter and would like to initiate an email distribution. She would add a resource section. They will need to add a new link to the website.

Burnworth collected the required certificates that each board member verifies that they have read the governing docs per the HOA law.

Treasurer - Oepping:

Balances:

Operating Account - \$102,499

Reserve account - \$110,896

There are 11 delinquents for a total of \$4759

\$660 has been transferred into the reserve account.

There was one change in property ownership.

The audit will be conducted early next year. The board will have to approve the year end financials for the auditor. *If the auditor relies on what data the board gives them, and does not independently review the source documents we question what good is the audit? That was one of the issues of the lawsuit. Any financial misconduct will not be easily discovered.*

Water - Weary (acting chair)

Water maintenance- *SLP systems lost through main line leaks, 751,300 gals this month*

Sys 1 pumped- 431,938 gals, with a 5.5gal/ min leak rate - (231,278 gal loss).

There was a tamper flag on one of the meters. It will be checked out.

Sys 2 pumped -724,750 with a 12.5 gal/ min leak rate.

Water compliance:

Both system within acceptable limits. Residuals for sys 1 - .06 and sys 2 .07.

The easement negotiation for the system 2 tanks is still ongoing. Some will meet with the new owner.

There was a complaint about low water pressure on system 2.

The water line asbestos report was filed with the state. There was no indication of any issues.

Weary is waiting to get the amount due to bring the past due perfection of water rights form up to date.

The NM Rural Water subscription renewal will be paid.

Oepping stated that the *meter reading form* that he signs is sent to Corn. He doesn't know what it is for or what Corn does with it. Star stated that the state requires well meter readings to be done each month and those readings determining our water conservation fee that is paid. *The conservation fee pays for the state to do certain testing on our water.*

Roads - Stuedell

The sander has been fixed. There are some sand bins where the covers came off and the sand is too hard. Stuedell stated that we need to buy some more bins. He is not willing to fill them, but stated that the members take the responsibility in their sections of road to fill them. He will buy 4 to have a few backups.

He hasn't been able to find cinders that have the salt additive. *Past boards voted it down due to its caustic nature on the environment.*

The county's denial to take liability responsibility for their cinder pile on SLP land is still an issue. It was mentioned to waive the liability issue for trade of county cinders for our roads. We hope that was a joke. Without a liability provision the burden of financial responsibility becomes an association issue.

There was discussion of who handles the listserver. The board was unfamiliar on how to access or use. Fredlund is the current administrator. *More history that was neglected to be passed on.*

Stuedell asked about the google drive storage. No one on the board was familiar with how to access or use it. *More history that was neglected to be passed on.*

Hines talked about establishing a facebook page.

Legal - Stuedell, Burnworth

Lisko brought up the revised ballot initiatives:

Offering a 30% annual fee reduction for board members Discussion ensued about how to define "active status." It was agreed that a board members would need to be on the board for 1 year, attend 9 out of 12 meetings before the board member would qualify for any payment.

There was a question by a realtor about combining lots to reduce annual dues. Whether the lot contained a home and water meter would be a limiting factor.

Firewise - Lisko

Thinning may be available this year for residents.

The slash around the well house on Hovenweep, was cleared.

Parks - Hines

No report.

Architectural - Toennis

Toennis reported that the owner of a carport infringing on the setback misunderstood the architectural requirements and will move it in the spring.

New Business

Lisko will post the water operator position on NMED, UNM-LA and NNMC engineering department's websites.

Old Business

The fire department property easement is still in limbo. Someone will contact Kilburg to find out what the issue is. *According to a recent survey the fire department has no easement access on their land. There has been no further confirmation on an easement. At issue is whether the board will grant an easement.*

There has been no communication from Corn on the well monitoring levels that was set up earlier this year by the NM bureau of geology. *Either Corn or Stanley have been delegated to monitor this data. The last known data was June 2019.*

Nyhan was questioned by Lisko about the wall insurance that is a part of a legal agreement. Nyhan assured Lisko that they are covering the requirement. *The board is supposed to be collecting verification paperwork of the yearly insurance premium per the legal agreement; however they have not been fulfilling this responsibility.*

Lisko reported that John Schrandt, the water system engineer will verify that the waiver is in place so there is no excessive insurance requirement to conduct the engineering study.

Lisko stated that one member took issue with the vacation rental property policy that has not yet been posted and was initiated by the Board. The member stated it was illegal. *We agree with the member. The rules placed on rental properties exceed those of the CCR's. It's a discriminatory policy that needs to be voted on by the members, not initiated exclusively at the determination of the board. And, there appears no provision for enforcement.*

Oepping brought up an issue that Star requested be put on the agenda.

Star talked with HOAMCO to clarify the sentence on the bottom of her annual dues invoice- "an additional administrative fee per LATE NOTICE may be charged." The rep at HOAMCO stated that they would be charging \$25 per reminder (late) notice. Star commented that the dues are not late until Mar 31. That charges for reminders notices should not be added onto a members annual dues until they are considered "late."

The previous board initiated a policy that gave HOAMCO carte blanche to charge; not in compliance with our bylaws provisions. She recommended that the board change the policy to no charges until April 1. The board agreed that the issue was in noncompliance with the bylaws and voted to change the policy and that there would be no charges until April 1.

Weary commented that the dues should be due on Jan 1 and late by end Jan.

Star stated the board would have to change the bylaws if they wanted to change the due date and late date. An arbitrary policy by the former board was not legal.

Meeting adjourned to executive session. 9 pm

Cars dispersed 9:10 pm

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