

Concerned Members report and comments on the Board meeting of SLPPOA – December 13, 2022

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

Author's comments:

- Zoom meetings are now a venue to allow directors to eat, do dishes, and show up late. There isn't much interaction and the meetings lack professionalism. Asking for a motion or second sometimes seems to wake the directors up.
- Recent legal documents have been lost.
- A major line replacement left incomplete over the winter is a complete failure of oversight and cost on the part of Board management.

Board members attending: Cooke, Babicz, Star, Rigney, Toennis

Absent: Cross,

Late DeWitt, Gaston, Stuedell.

Guests: Van Ruyckvelt, J. Hines (water operator), Corn

Meeting called – 6:38pm

Approval of agenda and minutes.

President –Rigney.

The website has not been updated on a regular schedule. Who is in charge? *Nobody knows.* The new secretary has been given no direction on posting to the web

It was questioned whether we need to relieve Mike? *Mike, the webmaster has been asking to be removed as the webmaster for over 3 years. Another issue the Board keeps postponing.*

It was noted that the treasurer is responsible for posting the financials, *however in years past the financial statement was posted along with the minutes by the secretary.*

The LANet RMA signed official copy has been declared lost. *The past president was the organizer of the RMA and yet a legal document cannot be found.* Rigney noted that documents are to be stored in the file cabinets in the LCVFD station.

A reimbursement for \$31.49 for the zoom subscription was approved.

Vice President –Dewitt

No further progress on the \$30,000 Cerro Pelado Fire reimbursement. *The initiative to collect after the flooding from FEMA was done improperly invalidating any reimbursement possibility.*

No game plan appears in place to mitigate the Ashley Lane debacle.

Secretary -Babicz

It was decided that the minutes should be selective verbatim.

Babicz was still waiting for DeWitt's certification.

Treasurer -Star

The 2023 budget revision and reserve adjustment was discussed. The roads budget was reduced to \$25,000 and the water systems budget was increased and split between the two systems by \$18,000. She commented on the increase to \$1990 per month to help shore up the reserve account.

There were some budget overdraws this year and she reminded the Board to watch their budget.

Star explained that the late invoice mailings were due to Board delays in budget preparation and that HOAMCO needs 7-10 days to process. She indicated that next year the Bylaw process will be followed and that assessment mailings will go out on time.

Current balances

Operating Act- \$63,413.51

Reserve - \$43,009.34

\$666 was transferred to reserves.

We have 6 delinquents for a total of \$14,529.67. Star mentioned that next meeting she will prepare a brief proposal to initiate water turn off in accordance with Bylaws Sec. 8 for those who are not on a payment program. That will be done with sufficient notice.

There are two new members, Lyman and Wirth.

The audit quote will be presented at the Jan meeting. Thad Porch will be sending the information.

Star sent a draft policy for the Reserve fund to the Board. There were no comments at the meeting despite her review that according to a past reserve study our reserve should be at \$147,000 and is only at \$43,000. The Board has borrowed heavily with no control and that needs to be regulated with proper oversight.

The USDA information was submitted to determine our eligibility for funds.

HOT TOPICS

The Sec of State Directors information has not been updated. No one seemed to know the password to access. Star will contact Lisko.

The bank access has also not been update.

Rigney noted that there is still an interest to get a credit card. Star mentioned that because two signatures are needed, getting a credit card may not be an option.

Water – J. Hines

Hines stated that David Salazar was fired and the meadow line replacement was decided to finish in the Spring. *It was noted that this was going to be discussed in executive session and that a full summary would be forthcoming at the Jan meeting.*

Corn covered some of the exposed line of the unfinished project to keep it from freezing over the winter. *From what we witnessed, Salazar not only substantially damage the meadow and the easement up to the Aspen Grove well, but the management of the project in our estimation gets an "F". It doesn't appear that anyone was properly overseeing the project or knew what was going on and we question why the contractor was given carte-blanche for the replacement.*

The meter reading program crashed and Corn repaired the bad software. Corn has investigated the cost of new software for meter reading. *There was no indication of the results as it was not brought up again in the meeting.*

The booster pump needed restarting twice and the problem is still unresolved.

Water Usage

System 1

Wells pumped 517,266 gals.

Usage was 264,323 gals.

Daily average household usage was 91 gals./ day.

Main line leak rate is 51%

Gallons lost this month- 252,943

There were 12 leak flags that *owners are doing nothing about.* And we still have 8 users over 7,000 gals. *We still question granting the 7000 gals when the national average is around 3500.*

System 2

Well pumped 139,950 gals.

The usage was 134,008 gals.

Daily average household usage was 75.2 gals.

Main line leak rate (*we believe is a mistake*) is reported at 1%

Gallons lost this month - 5,942 gals

There were 4 leak flags. Two users over 7,000 gals.

There were no water systems coliform issues.

Two chlorinators were ordered and one was installed at Hovenweep and another will be replaced at the Aspen Grove well.

The hydrant locks have been ordered.

There were 2 invoices from Jemez Electric from us hitting some lines. It was stated that the lines were mislocated and Hines will dispute the invoices.

Roads -Stuedell

Meskimen was sent the vendor packet. We may be using him instead of Leeder due to the reduced roads budget.

There was discussion but no resolve about repairing Ashley Lane and the legal agreement.

Van Ruyckevelt asked why Morris was plowing with only 1 inch of snow on the ground. Stuedell replied that Morris has not been asked to plow and that he's probably doing so to test the procedure. Van Ruyckevelt commented that the snow should be allowed to build up so the roads won't get so icy and that less plowing and more sanding would help.

Stuedell mentioned that there was a resident complaint about scheduling road maintenance during the rainy season and then having the roads wash away (*not to mention our money*) after the maintenance.

Legal -Cross (absent)

Firewise -Cooke

Architectural -Toennis

The architecture email has been resolved.

There were no new requests for the month.

Toennis noted that Windstream was trenching on Aspen Grove near a prior leak fix and asked if that should be noted in case of damage to the line repair.

Parks - Vacant

Old Business

President's chair will be open Jan. 10th.

Adjourned to executive session: 8:09pm

Executive session:

Contractor discussion

Session adjourned - 8:27 pm

bv