

Concerned Members report and comments on the Board meeting of SLPPOA Feb 11, 2020

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

Author's notes and comments:

- John Schrandt, water system engineer will be presenting a plan(s) for our water system funding/fix at the next board meeting. *Both systems are now losing combined, 20 gals/min (~900,000 gals a month). The board needs to step up to its responsibility, and make Schrandt's plan a priority. The board has dallied over 6 months on moving ahead with just getting an engineer's advice.*
 - The board is proposing to make a new policy that will outline what excessive water use is and how and when resident's water will be locked out with or without a leak and how shutoffs will be initiated if there is an emergency like a wildland fire. *We doubt that this is legal as there is no provision in the bylaws for restrictions on water. You pay your dues you get water. Residents have a right to protect their properties in the event of a wildfire if practical and possible.*
 - Proposed Bylaws changes will be in the next newsletter. *Among other trivial changes that the membership will be voting on, the board is proposing to pay themselves while our water system is worsening.*
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Meeting called to order 7:20 pm

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

Guests: Star

Agenda and minutes approved.

Officers reports

Vice president - Hines

Hines announced that the newsletter will be sent via email in the future.

Lisko reported that many mailing address are not accurate and some owners did not get invoices.

Saturday, April 4 is a date set for a meeting for the bylaws vote. Volunteers will be needed to go door to door to "promote" the proposed changes.

The newsletter will include the normal reports, the bylaws changes being proposed and another call for people to join the board. water operator position advertised. on newsletter

Hines questioned how a Facebook page would help the association. It was suggested that maybe just have the board be contributors to avoid the griping normally seen on the local Jemez Facebook pages.

Treasurer- Oepping

Operating account - \$180,200

Reserve account - \$112,300

There are still 8 delinquent accounts from last year outstanding as of Jan 8, for a total of \$1700.

\$660 was transferred in reserves.

There were no property sales during the month.

Lisko brought up the issue of excess water use. A system 2 users meter reported 86,000 gals used this month. The property also has a leak flag. He proposed instead of waiting for an excessive use policy to pass as a bylaws change, that may not happen anyway, that the board should initiate a policy that would notify an owner of their excessive use and give them 7 days to correct it. If they don't, their water will be turned off. The letter would be sent certified return receipt. Oepping stated somebody would have to manage it. Having a plan on how to handle issues would be a good idea. There was discussion about hiring a sheriff to deliver the letter. Lisko read a draft of his idea. *The board is expending a lot of energy dreaming up policy to penalize a few excessive users. They keep beating around the bush. We need funds to fix the system. Penalizing a few users will not fund or fix the system.*

Weary commented that there would be no way anyone could correct a problem in the winter as the ground is frozen as well as the meter cans.

More input was requested from the board and Lisko will draft a proposal.

Oepping stated he doesn't want the responsibility to police the policy.

Water Maintenance - Weary

Naranjo, removed a faulty chlorination unit and ordered a new part. There was no further information if or when the installation will be done.

There are still questions about the monthly requirements for reporting well data to the state. Apparently Corn has not sent the reports for Jan and Feb. Weary will take over the reporting.

System 1 average daily use - 94 gal. with a 6.7 gal/min leak rate.

System 2 average daily use - 116 gals with a 13.4 gal/min leak rate. *We are losing 20 gals./min on both systems (897,336 gals./month) and the board is worried about a few excessive users. If they had any cojones they would turn off the abusers and wait for the lawsuit.*

There has been no further complaints about low pressure on Cerro Pelado.

Water compliance - Weary

Water samples are within acceptable values and absent *any bugs in our juice*.

The OSE perfection of water rights application *past due for 8 years* is finally complete and will be submitted as soon as a check for \$450 is received from HOAMCO.

Roads- Stuedell

Some resident have complained about the sand barrels and frozen sand.

More cinders were purchased and there is still a need to get someone to fill the containers, but that will have to wait until spring.

A tarp and rope was purchased and one cinder pile is covered.

Some people have complained about the roads being missed in the plowings. This is not because Raue has missed the roads. When he is not called to plow some volunteers are plowing certain roads and not other roads. It was mentioned that some VRBO people have gotten stuck.

Legal

One of the bylaws changes- compensation for board members- has been finalized by attorney Hays.

Firewise-Lisko

Lisko may have found someone to take over the firewise chair position.

He attended the GEJWUIC meeting and would like to get some thinning money for SLP.

A notice about the annual fire prepared workshop scheduled for April 25 will be put in the newsletter.

Parks - Hines - no report

Lisko would like to initiate something to get the community back together. Some type of activities to promote camaraderie. A movie or yoga class was mentioned.

Lisko reported he got his first check and signed agreement from an owner who rents their property in SLP. The owners however were not please with the restrictions of bonfires. *Another policy that discriminates against renting and could end up court fodder. There's a fool born everyday.*

Architectural -Toennis- no report.

Old Business

Lisko hasn't drafted the MOU for easement access to system 2 tanks. Nor is the liability agreement to thin some property that Bootzin owns been done.

Stuedell brought up the issue of a fire escape access through Bootzin's land. It was stated that the road has been purposely bermed to prevent access on Unit 9. High road

that has been the designated escape route for years, is impassable except by 4-wheel drive. Stuedell requested that the issue be left on the agenda.

Lisko reported that John Schrandt, water system engineer will plan on presenting a proposal to the board on fixing and funding our water system. *The board professes the water system is a priority, but it's taken them over 6 months just to engage an engineer.*

There have been 2 people interested in the water operator position. Only 1 has pursued a conversation with Lisko. Whether the person is qualified will depend on his resume.

Stuedell reported that the association insurance does include errors and omissions. He stated that the cost is high. The board didn't know if the insurance is current but Oepping mentioned there was a check cut last Feb. but he would report at the next meeting.

It was proposed that the administrator for the listserver should be someone on the board. Hines volunteered. Some board members who have permissions do not know how to use it. Stuedell commented that there are still issues on passing on information with regards to the chair positions on the board.

Weary reported that we got a waiver for 9 years from NMED on the water line asbestos compliance inquiry.

Oepping needed 2 signatures to initiate the audit and tax reporting. The cost will be \$3,250 well within the budget of \$4,000.

Open meeting ended 9:10 pm

Executive session called

Cars dispersed. 9:20 pm

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