

Concerned Members report and comments on the Board meeting of SLPPOA February 9, 2021

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

Author's comments about the meeting

- There are excess funds that have been building up over the past years that can be used for infrastructure improvements. *The question is whether the board will develop a long range plan to prioritize the improvements that are the most needed.*
 - There is an engineering [report](http://www.slpwater.us) on (<http://www.slpwater.us>) that was presented to the board on March 2020 to guide the board on water system improvements. *We hope the board will consult this professional advice that they hired and paid for.*
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Zoom meeting called to order 6:35 pm.

Board members present: Stuedell , Oepping, Lisko, Rigney, Rightley, Burnworth, Cooke, C. Hines

Board members absent: Toennis,

Guests: Star, Clay Benton, NM State Forestry Bernalillo District, Van Ruyckvelt, Mathews, Corn, J. Hines (water operator),

Agenda and board minutes approved.

Officers' Reports

President -Lisko

There was a complaint last month of improper gravel dumping at firehouse. The contractors were contacted and were told approval was necessary before dumping could take place on SLP land. The contractors agreed however another dumping took place without permission and contractors placed blame on the truckers who dumped who didn't "know what they were doing." Lisko stated that after another conversation with the contractor, the problem may be finally resolved.

A question from a potential buyer in Units 4-10 regarding the keeping of horses and chickens was answered by Cooke and referred to the architectural control committee. She pointed out that there are four different sets of CCR's for our community.

Lisko stated that he was still working on getting two owners of vacation rental properties to submit permits.

Lisko stated that he was missing emails from president1@slppoa.org and his personal email. He has set up an alternate for SLP business: dude.de.salud@gmail.com.

Vice President -Rigney

Rigney stated there was not much progress with legal counsel about protecting SLP interests on the 5 lots of Unit 6 transfer to new owner. There is still a question whether a

new owner who would offer to pay the \$4500 in dues for the 5 lots would obligate SLP to provide roads and water services. Or, if the owner only paid for 1 lot, there could be negotiations about SLP's services. The information forth coming in the meeting so far suggested that SLP maintenance to the junction of Los Griegos and High Road is the current agreement. From that junction to the 5 lots in Unit 6 will be the responsibility of the new owner. It was stated that the new owners will have their own well and will pay a road maintenance fee to SLP for access over SLP road to the junction. Legal council has yet to chime in on these issues.

Secretary -Burnworth

Burnworth stated her personal board member certification will be filed.

Treasurer -Oepping

Account balances:

Operating - \$191,800

Reserve - \$120,500

There are 44 delinquent accounts totaling \$38,703, but these are still not due until March 31. Ten are over 30 days from last year for a total amount of \$6,130.

\$660 was transferred to the reserve account.

One change of ownership was noted on 110 Cerro Pelado.

Article VII, Section 8. Duties of Treasurer regarding review of the books at end of fiscal year questioned by Star at the last meeting was discussed. Star asked why the last time we saw a review was in 2015. Oepping stated that it was because the change in financial accounting. In the past the financials were managed in QuickBooks. HOAMCO manages SLP financials differently. Star suggested, and Oepping agreed, to consult with HOAMCO on their position of a review called for in our Bylaws.

Developing ideas that may be addressed to allocate excess funds toward infrastructure improvements in 2021 was discussed. It was mentioned that there is currently \$191,000 in SLPPOA's operating account, with another \$25,000 expected to be coming in over the next two months and that will exceed the FDIC insurance. Some funds it was suggested should be invested in improvement projects. *We wait to see if there will be a long term plan on how to use the excess funds and whether the projects will be prioritized.*

In was stated that the operating account was at \$112,000 at the end of November, before the current assessment payments that started coming in. At that time the SLP budget was under budget by ~\$1,000. There were a few suggestions on what to do with the funds:

Cooke commented that she could use funds to thin the parks.

J. Hines stated he and Corn wanted to start replacing more water lines and that there may be an availability of \$150,000 of outside funds to continue the replacement but may

require an engineering report. The issue of a limit of replacement restriction of 1,000 ft every 60 days is still an issue.

Star asked about the previous Schrandt's engineering proposal paid for by the association that could be used for planning water system improvements. Lisko stated he has been keeping in contact with Schrandt.

Stuedell brought up the idea of using funds for more road improvements. Lisko stated that Schrandt would also be able to help out with the diversion of runoff on the roads. Runoff from private property would be the owner's responsibilities and needs to be resolved.

Stuedell mentioned creating a "nicer" park for the association near the fire station. *We already live in a park. We don't need to put more money into another park that is a hangout for stray cows and a resident doggie toilet.*

Oepping supported major water system improvements. Van Ruyckvelt reminded the board that water system improvements "will cost a lot more than what we have." [Report.](#)

Hot Topics

Excessive water use by a resident that was discussed last month continues to be problematic. The meter still shows a leak exists and the resident is still denying it. Their usage is over 20,000 gallons/month. Both Mr. and Mrs. Corn and J. Hines will wait for the weather to turn nice to approach the resident again.

Standing Committee Reports

Water – J. Hines

Maintenance

Hines reported a major water leak due to a water line break was discovered in January and was shut off at the resident at 1112 Los Griegos Road.

He also stated that the backflow valve & pump motor kept kicking on at Los Griegos booster station eventually burning out the motor. The valve and motor were replaced.

There were 15 leak flags this past month; 14 being repeat offenders. Ten residents with leak flags claim they will be repaired. The meter reader periodically does not read correctly with snow cover and some of the appointments will be rescheduled.

Hines reported that he had plowed and shoveled snow from the well and pumphouse.

There was no report on the water usage. *We post the monthly use and loss rates posted on <http://www.slpwater.us>.*

Compliance

There were no issues noted on System 1 or 2 regarding the coliform/microbiological reports.

Hines is still waiting for updates from OSE on corrections to the data on file for SLP water rights and well locations.

A presentation planned for this meeting about water rates to be made by a NM agency rep was cancelled due to other obligations.

Roads -Stuedell

The sander broke again and is being repaired. Stuedell still has no confirmation on a commitment from Raue for snow plowing next year.

Stuedell still needs to gather input on traffic/road signs. He will send information to be posted on the listserv. *We question whether adding road signs will help control road traffic or just add more visual pollution to the community.*

C. Hines commented that the next newsletter will go out before end of March with a reminder of the due date for the annual assessments.

Stuedell stated that NMDOT repaired the cattle guard at the junction of FR 10 and Highway 4. Lisko added that maybe Leeder, the SLP road contractor, could fill in the holes at the mailboxes.

Legal -Rightley

Rightley requested more information on what issues he should present to the attorney regarding a previous concern over whether the architectural control committee should be responsible to inspect the "soundness" of the building code of structures. It was suggested code should be left to county inspectors and maybe the architectural committee should create a guidebook of examples of desirable structures.

Firewise -Cooke

Cooke reported that the forest service continues to burn slash piles and they are making progress.

Architectural -Toennis - no report

Parks - C. Hines

Hines volunteered to do some clearing of the smaller seedlings and then hire for the more difficult trees.

She suggested to get rid of the trees blown down in the windstorm of a few years back or maybe let the neighbors take the wood. Problems with access to the trees still need to be resolved.

Old Business

Stuedell stated there are no updates with Verizon regarding area of service coverage.

It was noted that the Los Alamos Network Fiber Optic Internet access point was installed on January 18th. The company has set up 5 houses with line of site in SLP. They are currently only working on line of site houses. Los Alamos Network needs an

extra repeater for the canyon areas and one is on backorder. Corn reported that they have installed the equipment from Los Alamos Network and are so far satisfied with the service.

It was also mentioned that Starlink is taking \$100 deposits, but there is no known time element for when their coverage will be available in SLP.

Corn commented that remote monitoring utilizing some network provider for our water system could be beneficial in detecting water line breaks.

New Business

The support letter for Outstanding Natural Resource Waters Protection (ONWR) that was tabled last meeting was again discussed. Lisko stated that ONWR designation establishes baseline water quality conditions as they exist now and that any future changes will not affect those who are already grandfathered in. He said that future construction projects like a resort will be limited to avoid ground water contamination.

ONWR will set a baseline for future pollutants and water quality conditions. The concern originally raised by Stuedell about existing leaky septic systems creating potential for later shut-down was deemed a non-concern. Any SLP septic system that is at least ¼ mile from Vallecitos creek drainage of the E. Fork river would not be affected.

Action Items

J. Hines received an update from the LCVFD fire chief for acquisition and placing of a large water storage tank from Intel. Fire Chief, Lee Taylor stated that there would be an approximate cost of \$50,000 for site prep, and \$150,000 for delivery and setup of a tank. He said there is a tank available, there may be some funds available to help with the installation and he will report back to Hines. It was stated that in order to change an ISO rating, a 30,000 gallon water tank would need to be dedicated exclusively to the fire department. Taylor stated that at the La Cueva station they had to put in two 25,000 gallon tanks to ensure the 30,000 gallon requirement.

Discussion continued on an alternate wildfire escape route for residents living in the higher elevations of SLP. Lisko stated he had a meeting with district ranger. Some board members walked the area and decided it was not a viable option because it required a lot of road to build. Stuedell stated he would like to approach Bootzin again. He queried the board on whether they would be willing to put in a gate and do maintenance on a road through Bootzin's land if he would approve with those conditions. It was commented that having two roads would be ideal.

If we understood this discussion correctly, it was mentioned that if the forest service constructed a new road, they would have to file a NEPA document and the new road would have to be tied in with another value-added project to take advantage of the Good Neighbor Authority funding. Clay Benton from the NM State Forestry Bernalillo District reviewed some of the pros and cons of the Good Neighbor Authority program.

He said the program allows state funding for thinning and if a new road were decided upon, it would take a long time. Logging operations he suggested can put roads wherever they want or a new road could be worked in with a thinning project. In any event the anti donation clause prohibits state money to be spent on private land. The concern was that a cooperative program may have to go to congress and they are real finicky.

Oepping expressed a concern that if the forest service provides for an escape road passable into SLP it may create a through traffic issue from non members as the road would be listed on the motor vehicle use list. He also added the new road may encourage camping outside the boundaries of SLP creating a fire hazard issue.

Cooke nicely summed up that she thinks the escape route idea won't serve its intended purpose as proposed. *There has been an ill maintained road available for years off High Road on the way to Unit 6, but it's always been questionable if it would provide the needed "safe" escape in the event of a fire.*

Meeting adjourned 8:45 pm for executive session.

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