

Concerned Members report and comments on the Board meeting of SLPPOA-- February 8, 2022

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

Author's comments:

- The debate over the co-mingle project continues. Van Ruyckevelt will be sending, at her expense, a letter to the members, *because the board has no intentions of informing the members that they haven't done their homework on the pros and cons of the project.*
- Lisko made an interesting side comment that a lot of board members can be full of it and sometimes babies have full diapers so he can relate... *we thought that was an unusual but appropriate description of some on the board.*

Zoom meeting called to order 6:35 pm.

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

Absent: Oepping, Cross, Toennis

Guests: Star, J. Hines - water operator, Van Ruyckevelt, Moore (*some attending via phone*)

Agenda and the minutes of the Jan. meeting approved.

The special meeting on water, held November 6, 2021 is still being processed. There will be a delay on approval and posting until it is reviewed by board members who were in attendance.

President - Lisko

Lisko reported that

The final meeting with NV5 before sending bid documents for the co-mingle project was held via Zoom on Jan. 14th. John Hines and Jeremy Oepping were in attendance.

Ads for bid requests were sent to the *ABQ Journal*, the *Los Alamos Daily Post* and to the local newspaper, *After the Thunder*.

Seven responses have been received for the co-mingle project; three from contractors, the others are from clearing houses for subcontractors.

A fee of \$520 was collected from LA Net the new owner of Lot 3 Unit 6 for road maintenance.

A new resident at 456 Hovenweep has requested the vacation and rental policy and application.

Lisko requested reimbursement for the co-mingle ads of \$214, and other expenses including Zoom upgrades and, travel costs, for a total of \$404. 05. Payment approved.

Vice President – Rigney

Rigney stated he is getting a lot of emails complaining that the commingle project should not be pursued. He is preparing a draft for next month to address the concerns but it won't go out to the membership.

Stating in the meeting this issues has been going on for the last few months with no resolution this memo will hopefully "sooth some people's hearts."

Van Ruyckevelt asks whether Rigney is going to send it out to the members. No, he would be responding to those that have expressed concern and that the co-mingle may or may not happen depending on the bid. What the memo will show is what the board's priorities are when it comes to water. *We don't know how the board can show this as they currently have no plan.*

Van Ruyckevelt asked to have her [objection](#) read into the minutes and she informed the board that she will be sending her letter with her objections out to the members.

There was no objection from the board. Rigney apologized for not acting faster on this issue. He stated when the co-mingle started, inflation was not an issue. *Inflation has always been an issue. The longer we wait to upgrade our system the most costly it will be.*

He stated that the board could say "no" to the project, *however there has been no discussion about this project from board members other than Lisko unless it has been outside the regular board meeting.*

Rigney went on to add that the bid for the co-mingle project is being using as leverage to show the community how much other projects may cost. *The issue with this statement is that the co-mingle project will be based on 6" lines not on 4" lines that we currently have in the system. Components for 6" lines, such as valves are considerably higher in cost than those 4" components. And, the justification to upgrade to 6" lines has never been addressed by the board.*

Van Ruyckevelt asked to read her objection into the minutes, however Cooke did not agree. She suggested Van Ruyckevelt email the board with her objection. *Lisko affirmed that Van Ruyckevelt's objection was submitted to the board on Jan 12. It was apparent that Cooke never read it. If board members don't pay attention when members send documents to them, they shouldn't be on the board.*

Cooke also went on to state that "her time was relatively precious" *implying that listening to Van Ruyckevelt's other comments would in essence be a waste of time to listen to. This was nothing short of RUDE. Cooke's time is no more precious than any other member especially when a member takes the time to attend these "bored" meetings.*

Lisko waffled about Van Ruyckevelt's comments and told her to put everything in writing and email it to the board. Van Ruyckevelt asked why she was not going to be given time that she requested. Stuedell interjected with his concern about something that is not discussed in the meeting, would it be appropriate to be put in the minutes. Then Cooke stated that it wouldn't be in the minutes but added as an addendum. *It's*

understandable why members don't get involved based on this type of reception when bringing their concerns to the board.

Rigney didn't make any posts on the SLP Facebook *page* during past month.

Referring to Rigney's new baby, Lisko made an interesting side comment. He said that a lot of board members can be full of it and sometimes babies have full diapers so he can relate... *we agree... that succinctly sums up the board.*

Secretary – Cross, absent, Lisko reporting.

Revision to the welcome packet will be sent to the board and the contact list hasn't been done yet.

Lisko stated that the option to upgrade to the Zoom pro plan account would not accommodate a transcript unless we purchased 10 licenses. After some investigation he opt to try another provider, otter.ai for \$100/yr, a private firm that will take Zoom recordings and transcribe them. There is a 10 day free trial that he recommended the board take advantage of. The \$100 was approved.

Treasurer – Oepping absent- Lisko reporting.

Operating acct- \$177,781

Reserve acct- \$128,715

Five old delinquent accounts total --\$5000

There are 47 unpaid members for a total of \$49,000. (Annual assessments are due Jan. 1 and delinquent April 1)

\$666 was transferred to reserves.

There were two changes of ownership for January.

Oepping would like to include the financials on a separate page, but the webmaster stated that would require a rework that he is not interested in doing. Because the board is constantly behind on the postings Oepping suggested that we put out a call for a new Webmaster.

Stuedell commented that the new design may cost more.

Star stated that there is already a financial page on the website, why not just use that? She also commented that the Dec financials are posted under the Jan 2022 minutes, but there are no minutes posted.

Lisko tabled the discussion until Jeremy is back.

It was decided to discontinue Quick Books and move management and maintenance of our monthly member phone list and documented water meter and endpoint serial numbers to HOAMCO.

The water conservation fee mix up with State from 2018 is resolved and we currently have a credit balance of \$86.27 with the State.

Water - J. Hines

Hines reported that

The FR 10 well quit working Jan. 3rd, due to tripped relay and it has been replaced.

Batteries were replaced in Levelcon sending units at water tanks.

On Dec. 31st--Jan. 1st. the FR 10 well quit working again and he reset Levelcon and rewired time clock.

Hines had to respond to the red alarm light at the booster station indicating the booster pump kicked out.

In the previous month some meter reading usage numbers doubled. He commented that due to a glitch in the Excel macro, the numbers got skewed.

He passed the state exam for water operator's license.

There is an appointment scheduled on Thursday for the required three-year recalibration of the main well totalizers (meters).

Water audits for system 1 and 2 for January were discussed. *Unfortunately due to commingle activity during the outages the numbers are skewed.*

It was reported that approximately six property meters went unread due to snowpack on top of meter cans.

There were no issues on either system for coliform or microbiological problems.

Roads -Stuedell

A new sander was purchased for \$6,000.

Stuedell brought up the complaints he received about berms at driveway entrances & over meter cans after plowing. Resolve was not reached, however Stuedell will do some more research.

Star spoke about putting flags on meter cans to protect the meters and the standpipes from damage. Hines said about 50% of the meter cans were not flagged. It was decided that the board will pay for some fiber glass poles for those meters that do not have markers and they can be put in when the ground thaws.

Legal -Rightley

The illegal poodle farm in Area 1 is discontinuing business.

A letter was sent to a VRP owner of 66 Ashley Ln., but there has been no response.

Firewise - Cooke

Cooke mentioned that there are thinning applications from the Cuba Soil & Water Conservation District.

She has had no further contact with Chris Romo at State Forestry regarding the GOAT Fire Triage Assessment.

Architectural – Toennis absent, Lisko reporting.

There were no new architectural requests received for January.

Parks – C. Hines

The road identification and traffic signs and plans for subsequent installation are in process.

The next news letter may be in March.

New Business

Lisko announced the establishment of a water system management team. The initial meeting between Lisko, Star, Hines and Corn took place on Feb 5 at firehouse. Lisko read a [memo](#) that will be included in the next newsletter for all interested members.

C. Hines suggested there should be an application process. There was discussion on the criteria suggesting a volunteer should be a member in good standing and Cooke expressed the idea of excessive use should be a deterrent. C. Hines will work on developing an application. *Since when do we start asking volunteers to pass an "application" test? It's hard enough to get volunteers, now we are going to prequalify them? We understand a precondition on being a member in good standing, but the rest is a JOKE.*

Moore questioned who the members of the *water billing structure* committee were. Lisko replied, Cooke, Rightley and Hines.

There will be a statement in the newsletter and on Facebook requesting member involvement on the water system mgmt team.

Action Items

Hines stated that he met with RCAC and that they came up with 3 water billing structure options that he will present to the water sys mgmt team. He will not be available for the Feb 19th team meeting but will get them the information.

Lisko discussed his investigation of the delivery and installation of Intel water tanks to SLP Sta.#52 for fire suppression. According to his conversation with Theresa Greeno, Sandoval County Emergency Manager, we may be able to acquire the tanks (2- 25,000 gal) and have the transport to SLP at no cost to us except a crane to setup. He also mentioned that the issue of the small bridge on FR 10 may hinder the progress but maybe the Corp of Engineers would be able to shore up the bridge for transport to the fire station.

Meeting adjourned 8:30 pm

ss