

## Concerned Members report and comments on the Board meeting of SLPPOA – February 16, 2023

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

Author's comments:

- The Board is a head-less snake. *No president. No leadership and as one bystander described the meeting and board in two words – pathetic and dysfunctional.*
  - Finally an in-person meeting. *However there was a rush at the end to move the next meeting to Zoom. Some on the board have never experienced an in-person meeting. Hiding behind a black screen seems more inviting.*
  - The [reserve policy](#) was poo-pooed based on some very flimsy reasoning. *Most of the Board has no education on the importance of a reserve policy or for that matter on most of the history of SLP.*
  - Turning off water of delinquent accounts is being considered. *It's about time the Board takes a more aggressive action to collect. We are not a charity.*
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Board members present: Rigney, Dewitt, Babicz, Star, Cooke and Toennis.

Absent: Stuedell, A. Dewitt and Hines were not in attendance.

Guests: Moore, Corn

Approval of agenda and minutes.

Star noted that the agenda included items from last meeting that did not apply and that in the future the agenda should be blank for directors to fill in.

**Vice president-** DeWitt

A lady contacted the board stating she would like to demolish the mobile home and build a new house, and in the process of it live in a camper on the property.

She was notified that she needs to submit an architectural control form for demolition and reconstruction.

An association member would like to have chickens.

Secretary Babicz

The Spring newsletter was approved

A new member's package will be developed

**Treasurer** -Star

Balances

Operating account: \$178,757.62

Reserve account: \$45,676.84

There are 6 delinquent accounts totaling \$13,388.67. Liens have been filed on each - per SLPPOA lien policy (accounts exceeding \$500)

\$1,989.70 was transferred to reserves

There are still 44 members that are outstanding (need to pay the HOA dues in full or partial by April 1)

Dewitt and Babicz signed to be allowed to look at the bank accounts at the Alliance Bank (through HOAMCO)

Enterprise bank safety deposit box still is waiting for Dewitt's registration. The treasurer has one key; the 2nd key to the security box was lost, a new one will be ordered for \$100.

Audit is in process; Secretary of State report is finished.

Dewitt has to go to the Enterprise bank in Los Alamos and sign paperwork to gain access to the SLPPOA security box (treasurer and secretary also have access to it).

Any reimbursement up to \$500 can be sent to the board through email and the treasurer will reimburse the person.

Reserve policy

Star wrote a draft for a reserve policy to get more funds in our reserves and to protect the money that's in there.

There was a lengthy discussion on why the Board shouldn't have more rules to contend with *despite the fact that during Rigney's presidency the reserves were depleted \$63,000 without prior board approval*. The board decided there is no need to have the policy in place because *as it was declared by those uninformed about the account*, that no one on the board takes money out of the reserves just because they wanted to; the money taken out of reserves is taken out because of emergencies, *however there are no safeguards in place to require board approval or protect community funds*.

There was a discussion about a special assessment as an option should money be needed for community emergencies and/or projects. *The current members on the board, none whom have ever been involved in a SLP special assessment, appear to believe that it's an easy process to make up for needed funds*.

**Water- Hines**

There was a water freeze up at 1268 Los Griegos Road. Unfroze homeowners line,

The meter reader was fixed.

Twenty feet of frozen water main line at 071 Los Griegos Road was replaced.

Sys 1 levelcon is broken.

A water main on Cerro Pelado was repaired.

A homeowner on Calypso needed a 500' temporary hose line because the system line froze.

There is a possible water leak at the Aspen Grove well house

There were 2 ruptured lines to houses; one at 488 Aspen Grove (30,000 gallons) and one at 1562 Los Griegos (95,000 gallons). Both houses were shut off.

System 1 is still at a 53% leak rate.

12 leak flags

System 2: was at a 1% leak rate before the 3 frozen water lines were replaced.

No issues with the coliform/microbiological report.

#### **Roads- Stuedell**

Snow plowing -Morris' truck broke down. Raue filled in and the board agreed to pay \$750 of the \$1500 to finish the plowing. David Raue couldn't finish his job because his truck broke.

Corn interjected that we have Morris is under contract and the Board shouldn't be responsible to for extra plowing. That's Morris' responsibility.

Morris will be asked to find a permanent backup for plowing in case of an emergency.

Legal vacant

Star stated that there are 6 delinquent accounts, one of them has been delinquent for 6 years. She asked if we could contact the lawyer to see what are the requirements to foreclose this person's property. Board agreed.

#### **Firewise- Cook**

SLP will need a WCPP (Wild land protection plan) to continue to keep our firewise status.

Architectural - Toennis

No new requests for the month.

Parks -Rigney

No report

Rigney reported that he talked to Eaton about creating a new website for SLPPOA or taking over the current one. Rigney asked the board and members to think about what we would want to see in the website.

### **Old Business**

USDA- still waiting on a response.

LCVFD/Sandoval county MoU. Taylor said the MoU is in the Sandoval county legal office.

### **New Business**

SLPPOA board notice email service was approved.

Alice Slimmons had multiple issues after Raue nicked the Windstream line and the family lost internet and phone. She also inquired about the frozen water line and future prevention and that the snow plowing should not leave a berm at their driveway.

Water freeze

Miss Alice brought up the water freeze on her street and asked if something could be done in the future to prevent more water freezing. Someone on the board suggested a temporary solution that residents leave their faucet drip to avoid freeze up.

Water operator

It was mentioned that the water operator will not renew his contract in Aug.

Adjourned 8:54pm

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