

**Concerned Members report and comments on the Board meeting of SLPPOA –
January 12, 2016**

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

Author's notes and comments

- *It has been **casually** noted in past board meetings that system 1 has a **68%** leak rate. We find this number unacceptable and unsustainable. The alarming situation is that there has been no indication of seeking professional engineering help.*
- *Electric costs going down doesn't mean we're using less electricity. When we see the kilowatt hours comparison we can make a better calculation of what is happening with our systems.*
- *If Board members suggest he/she knows nothing about the lawsuit, ask yourself why? The lawsuit, its cost and ramifications is a serious matter for the board as well as the members.*
- *We applaud member Cooke for bringing forth, again, the idea of grant monies for improvements in our association. We disapprove of Board members who find fault with this concept due to personal agendas.*

January 12, 2016 call to order 7:16 PM

Board members present: Bennett, Brophy, Nyhan, Otero, Kilburg, Bushnell

Absent: Ballman, Fredlund, Veverka

Guests: Star, Van Ruyckevelt, Shurter, Heather and Timo Schacht

Agenda approved. Minutes – approved

Treasurer:

Op ac: \$124,496.28

Res: \$65,928.30

SA acct: \$28,915.08

Annual dues received: \$56,345

Uncollectable: \$12, 217.60

Collection on 2 properties – the 3rd being pursued by the attorney

Collectable: \$1888.42

Legal cost through mid -Dec: \$10,461.94

Water conservation fee: \$198.23

End-of-year reports complete in draft form until Sunland does their review and end-of-year closing.

Spent from last yr.: \$99,585.64 which includes carryover
1st payoff for snow removal paid in December: \$8,268

Last yr. we collected 101% of the dues. The overage is from past due accounts collected from former years.

Water:

The Board reported a good job has been done on water conservation. A total of 13.7 million gallons were pumped last year opposed to 17.5 million gallons in 2014. *This may be due to the fact that the completion of the meter installation has given us more accurate measurements of our water usage than past years of guessing.*

Electric costs went down. *However, no mention is made that that kilowatt hours have been reviewed to see if these charges are in fact a true indication of lesser use.*

One renter suspects a leak under a mobile home in system 1. He thinks it has been leaking for a while. The issue cannot be addressed until the weather improves. Leak flags have doubled. Board members need to get in touch with property owners.

The leak rate on system 2 is small but there is a 68% leak rate on system 1. The board reported that they feel the volunteers have done a good job. *The increasing leak rate on system 1 should give concern that it's time to call in the professionals to analyze our issues; that we apparently cannot remedy this problem on our own.*

The leak plots on web shows trends. The Board was hoping for more interest from individuals on their usage; however there is still a low signup rate on individual accounts as only a few passwords have been given out.

Compliance

It was reported that coliform is absent from all samples and that chlorination is at an acceptable level.

Firewise

Bennett reported that Fredlund completed a training class.

Website

Webmaster, Mike Schacht is in Idaho and will be moving soon.

Roads

Crane, our snow plower, has 24 hrs. to respond to snow calls. There have been numerous call concerning the road conditions and snow plowing issues. Bushnell calls when the snow level reaches 4 inches on his deck (*near the junction of Los Griegos and Cerro Pelado*). Crane is still repairing the the sander. Problems were reported about residents obstructing people's driveways with snow banks when plowing with their 4-wheelers.

A resident with his plowing truck is helping with the snow removal.

The driving conditions on Los Griegos have presented problems with propane deliveries and single lane sections are traffic hazards because there is no place to move the excess snow. Van Ruyckevelt was told by the Propane man that if her driveway is blocked she will not be able to get propane delivered. Driveways need to enable sufficient turning room.

Discussion ensued about the snow situation; how much snow to leave on roads, reminding members of road policies, the need for proper snow tires, and road improvements. The Board also discussed the need for marking electric pedestals and meter cans and shutoff valves. It was suggested that residents should do this. *Marking meter installation positions was planned before the meter installations started-- however there was no follow-through.*

Legal - No report.

Action items

There has been no resolve on further contact with American Leak Detection that was talked about at past board meetings. *There has been no report posted on the web of the services performed over 3 months ago that was requested by a member.*

There was still no report, after 3 months of board discussion, about hiring a company for the reserve study. Brophy suggested that he hasn't been able to find other sources. A well dropping test was mentioned as part of the reserve study. *A reserve study is long overdue, and would be good to have in place by spring for a better understanding of the long term replacement costs of the water systems and road improvements.*

Old business

The Board continues to discuss unit covenants changes and working on a consensus with the residents. It was mentioned that the Board has not done an adequate job of enforcing the covenants. The covenants may have to be rewritten. This will be a long process. *If the board is serious about his issue, it would behoove them to start initiating meetings with the residents.*

New business:

Bennett introduced a suggestion from Cooke who wants to present an idea about grant opportunities for conservation programs. The current batch of grants is new and would improve our fire situation; ingress and egress for residents, and rebury utilities. She would like to work with someone to put together a multiple grant program.

It was argued by a few on the Board that the grants have "strings." *This is true for any "free" money from the government. Past Boards tried diligently to find free money for the meter installations, only to be chastised by some members who preferred to foot the bill themselves without government intervention. As a non-public entity we will foot the entire bill, which may be substantial when we need to address our water system restructure.*

Part of the grant would be to obtain surveys to widen roads. However many markers are gone and roads have moved. A road/property line survey may be required and could be included in grant application.

The road chair talked about pit run use in the gutters and mentioned he was working on a grant to do this expensive but effective work. In the application it must be shown that there is a need for road width, utility corridors, etc. There is a lot of homework to accomplish before applying for such grants. Significantly improving the roads will be a multi-million dollar endeavor.

There was an argument between Board members regarding whether the association or a resident had jurisdiction over road easements. Some property owners may have an issue if the board decides to take certain actions within these easements over private land. One board member states that the Board does not have control over the road easements throughout the subdivision. He complained about the costly lawsuit he was involved in over an easement issue concerning a wall he built in the association easement. *Road easements are for the benefit of the utilities and ingress and egress for all members. Members being allowed to build structures within the easement have led to a lawsuit and liability issues for the association. It is our understanding regardless of ownership to the middle of the road, the road easements are still controlled by the association, and should be enforced.*

Mr. Bennett reminded the board that Mrs. Cooke should receive a fair hearing on her ideas. *Hopefully, her ideas will receive the proper consideration by the board when she comes to a board meeting to make her presentation.*

Eleni sent out, on the listserver, a notice for financial assistance for tree thinning. Because it is due by Jan 15, most will not be able to take advantage of this offer due to the short notice. A board member will call to ask for an extension.

Executive session called at 8:10 PM.

There would be several things on the agenda. Bennett mentioned delinquencies and the legal action against the board.

SS/BV/SS