

**Concerned Members report and comments on the Board meeting of SLPPOA –
Jan 8, 2019**

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

Author's notes and comments:

- Considering the 60% water loss rate on sys 1 and 61% loss on sys 2, totaling 6.4 million gallons of water this year WASTED, **water billing's time has come**. Our system is in need of repairs and upgrades. *Whether the Board will fully engage or support the idea is to be seen.*
- Reporting gals./min. is deceptive but it sounds good until you calculate gals./mon. In November, sys 1 and sys 2 lost 550,000 gals.
- Rightley, a new Board member elected at the September meeting has not made one meeting. Star asked why. It was stated that he originally told the nominating committee that he might be too busy to participate. *So why did he end up on the ballot? Any live body will do for the vote so they can fill up the ballot?*

Meeting called to order 7:15pm

Board members present:, Corn, M. Otero, L. Otero , Lisko, Studell
Corn presiding president for Kilburg.

Absent: Kilburg, Rightley, Weary

Guests: Star, Brophy, Fredlund

Nov minutes approved. (No meeting in December)

Treasurer report - L. Otero

Account balances:

Operating: \$137,900

Reserve: \$111,394

There are 10 delinquent accounts totaling - \$2,107.

Two outstanding accounts have not paid 1/2 of their 2018 assessments.

Final draft of the 2018 annual minutes have been posted.

3 new owner packages were mailed.

Legal - lawsuit at \$51,949 , legal for other association issues -\$ 5,557.

Water conservation fee paid - \$169.

A question was asked when the assessments are due. It is reported that they are due in Jan. but not considered late until April.

Corn changed the agenda to hear new business first and allow guests to leave early. Fredlund was invited by Corn to hear Star's presentation on water billing proposal due to his lead on the excessive use proposal.

New Business:

Board offered the floor to Star to present a water billing proposal, however due to the absence of president Kilburg and Board member Weary, Star declined to present until next month.

Brophy claimed that it would be a conflict of interest for Star to present her proposal. Lisko intervened stating that she was still a member and had a right to present her opinion. Studell, stated he was interested in hearing the proposal. Star's water billing proposal was tabled until the Feb meeting. Corn could not guarantee that all Board members would be present.

Corn discussed what he had learned about whether Bootzin still had claim to some SLP water rights for Unit 9. He stated that Bootzin has acquired water rights for Unit 9, however was unclear whether Bootzin still had a legal claim over SLP water rights. He stated more research is needed.

Standing committee reports:

Water - Corn

Level Con sent out an alert that they will no longer be using Verizon for monitoring our storage tanks. It may cause some interference with our current monitoring.

He mentioned a need for upcoming storage tank inspection due every 3-5 years.

Corn reviewed the water system status for Nov.:

Sys 1 --pumped 546,600 gals. , usage was 208,000 gals. with 15 leak flags-- 7.8 gals./min. (338,500 gals./mon) 4 users above 7,000 gal/mon. One user at 15,000 gals/mon.

Sys 2--pumped 345,000 gals., usage was 133,000 gals. -- 4.9 gals./min. (211,000 gals./mon)

No information was heard about the Dec. numbers. December loss rate increased to 617,000 gals.

It was asked if the leaks cost the association money -- Yes.

The water systems are running smoothly. ??? But, they lost, through system leaks ~1/3 of our water rights this year. Interesting definition of "smooth."

There was no report on whether Weary had finished the Extension of Time to Perfect form required by OSE that is currently 8 years past due.

Concern was raised regarding the bed and breakfast rentals that have been operating in SLP and the abuse by renters parking in the street and the large number of guests per household. Lisko commented that a covenant's change should be looked into regarding these issues.

Corn distributed information for the 2019 water system losses & solutions. It outlined the fluctuating gals/min. on system 1, and noted that System 2 would be reviewed for upcoming improvements. *We hope the members are concerned about the excessive system leaks.*

Water Compliance-Weary absent - no report

Roads- Studell

Studell distributed a summary of plowings, need for cinders and an issue with Raue scraping off top fill from the recent road repairs in Fall.

M. Otero commented that Raue was not plowing the roads wide enough. He stated that extra plowing would cost \$1,000 each. He also said there were complaints that Raue was sanding too much on Los Griegos. He noted that our cinders are not mixed with salt as is the county pile and that salt does not help much, but can intensify icing conditions.

It was stated that vendor Desert Mt. supplies an ice slicer that could be mixed with the cinders. They come in 2500 lb bags or by the ton - 13 ton would cost \$700 or \$35/ton. Lisko stated the Board should get an environmental look at what is in it because from his experience with the Forest Service, it probably has chemicals that would be harmful. He stated that the Forest Service rejected using the ice slicer because of the chemical content.

Discussion ensued about Crane's interested in selling his plowing equipment for \$50,000 and getting out of the business. Kilburg was going to look into liability. Others expressed concern that hiring a volunteer and keeping the machinery in good working order would be problematic.

A notice about vehicles parked on the roads hindering plowing of the roads would be put on the listserv. It was mentioned that personal letters should be sent out to property owners reminding them not to allowing their renters to park on the roads.

Studell asked about plowing Hovenweep; the road that the county still plows for us. He should inform Raue to exclude this road. Star asked who was paying for plowing Ashley lane past the SLP boundary to the Hotchkiss property.

Legal - Kilburg absent-no report.

Firewise - Lisko

Lisko distributed a draft of a water supply protection and forest health in the Jemez Mountains that discussed defensible space and recommended that we bring someone from the initiative to speak to us.

He mentioned that LCVFD is planning another firewise safety meeting and that during the last fire a group called the Southwest Fire Defense had available personnel to help, for free, clear properties that were in danger.

Brophy asked whether the trees lining SLP roads could be thinned.

Parks - M. Otero - nothing happening

Architectural - M. Otero - nothing happening

Old Business

Corn reported on the webmaster status - no further words from Schacht. It is questioned whether he is still interested, but will keep working on it.

Status on the water surcharge committee proposal - Kilburg's requested advice from attorney Long was referred to attorney Hays because Long isn't involved in the Bylaws changes. It was unknown whether she has received any answers.

Kilburg also requested comment from the attorney on the HOA Act with regards to changing the Bylaws, and potential conflict with the appeals case, but there was no information forthcoming on any answers.

L. Otero commented on her discussion and opinion about a potential change of accountants. She stated she was not satisfied with Integrated Accounting services responses on giving definite dates for the reports and that they won't due disclosure certificates. She recommended to continue with HOAMCO for the interim.

A suggestion was made to get an engineering review to develop an action plan for the culvert issue and give property owners a certain amount of time to respond to clearing/cleaning the culverts and if not done, the board would pursue and bill accordingly. A notice would need to be put out to the residents before starting to do anything and also put it in newsletter which comes out in June.

Some areas of the road work previously repaired are already washing out. RL Leeder will be contacted to see if they can provide further services.

Open meeting adjourned 9ish.

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