

Concerned Members report and comments on the Board meeting of SLPPOA Jan. 14, 2020

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

Author's notes and comments:

- The board has stated at the last 3 meetings that the water system is a top priority. *However, we have seen no plan or substantial action yet despite system 2 at a 73% main line leak rate and system 1 at 53%.*

The water system issues are being tracked on <http://www.slpwater.us>.

Meeting called to order 7:17 pm

Board members present: Burnworth, Stuedell, Oepping, Hines

Guests: Star, Corn

Absent: Weary, Lisko Toennis

Minutes approved.

Hines presiding for Lisko

No president's report

VP Hines reports the newsletter is still on track. She is interested in building a Facebook page and will work on a new logo design.

Treasurer report

Balances

Operating account - \$145,889

Reserve account - \$111,605

10 delinquents totaling \$3,885 -*expect these are from the past year as the current year dues do not become delinquent until April 1.*

\$666 was transferred to reserve.

There was 1 change of ownership on Cerro Pelado.

The board formally approved the financials so the audit could be conducted and for tax purposes. The \$9,348 amount for insurance was questioned. Oepping will look into that and it was stated there was a need to check on the status of the insurance renewal.

Committee Reports

Water Compliance - Hines for Weary

No issues with the water samples.

The water system well meter readings being submitted to the state were still unresolved

Water maintenance

Corn reported that there may be a problem with a regulator on system 2 and may need to be replaced. He noted there have been some calls on low water pressure. The hydrant at the bottom of Los Griegos was tested by the LCVFD and it only showed 50# pressure. A resident on a side spur of Los Griegos stated that their water pressure is over 120#s of pressure. Corn stated that system 2 is over 12 gals./min loss and system 2 is leaking over 1/2 of the water being pumped. Star corrected that system 2 is at a 73% leak rate, system 1 is at 53% leak rate.

Unfortunately the winter months prevent much from being done. Corn suggested that some testing should be done when the weather is better. Star commented that the board has for years concealed the water system issues because "it's bad publicity" and most members are unaware of the leak issues.

System 1 has long been the high leaking system, *however system 2 went from a 6% leak rate in 2016 to over a 60% leak rate by end of 2018. To date it has increased to 73%.*

If the board is putting the water system as a top priority as they profess at each meeting, they need to get a move on. There has been no action toward a plan other than advertising for a water operator. An engineer was introduced in March of 2019 and agreed to work with SLP. HOAMCO delayed the opportunity stating their company had an issue with liability. It has taken the SLP board since Sept 2019, to remedy. It remains to be seen whether the engineer will still be willing to provide the plans he originally offered.

Paul will draft a MO for SLP personnel to access the system 2 tanks. The new homeowner adjacent to the tanks had concerns with the lack of an easement provision.

Roads- Stuedell

The county removed their cinder pile near the fire station.

Stuedell purchased 5 cinder containers for \$112. He commented on the possibility to pay volunteers to fill the containers as he was not going to do it. Oepping thought paying volunteers was not a good idea because it could lead to lots of people on "payroll". It was mentioned that Raue would not do it. Star

suggested asking Leeder if they would fill and place the containers when they do the road work in the summer.

A notice will be sent on the listserver to solicit volunteers . There was some discussion about who could post on the listserver. Fredlund, and Corn have posting rights. Fredlund also manages the Google drive where SLP documents are being stored.

Stuedell commented that the email address list needs to be updated for better communication.

It was stated that the SLP cinder pile at the fire station is frozen, however using a posthole digger can loosen the pile. The containers need to be filled in the drier months to avoid freezing in the containers.

Stuedell brought up the issue of a fire emergency escape route for those living up on Los Griegos. He commented on the access over Bootzin's land (Unit 9) as an option. It was stated that High road is difficult even with 4-wheel drive and if anyone got stuck, it would imperil others using the route. The board put the escape road on an agenda.

Legal -Burnworth

Burnworth reported that the terms for a reduction of dues for board members needs some clarification for the ballot initiative. Any board member must complete at least 1 year of service before receiving the reduction.

Oepping commented that he doesn't see this idea as a real incentive.

Firewise - Hines for Lisko

A hold harmless agreement is being prepared in order to thin trees on Bootzin's property.

Architectural- Toennis absent - no report.

Parks - Hines - no report.

Old Business

Fire department property- no follow up

The World Resource Institute recently designated New Mexico as the most water stressed state in the US. On the heels of that comment Corn discussed an interview he had with a person named Warner with the UNM research project on one of their grand challenge project; Sustainable Water Resources. Corn volunteered information about the SLP water systems, connections, management, and volunteers and there was discussion on long term sustainability, funding,

regulations and oversight He stated that the results will be published and we will be informed of a future strategy. It was suggested that grand challenge project might be tied to money at the state level. Corn stated that this might also involve a shared water system operator.

Star looked this up for more information: <https://grandchallenges.unm.edu/three-grand-challenges/sustainable-water-resources/>

John Schrandt the engineer introduced in March was notified that SLP has waived the HOAMCO liability issue, and he can move ahead with the plans. There was no update on Schrandt's response.

The water operator position has been advertised.

New Business

There was discussion on the agenda order; putting important issues in front of committee reports.

It was stated that the website needs some updating. Insurance and water reports are outdated.

Action items

Corn reported on a stuck water meter. *As meters have an optimum life before replacement is required* Star asked what the guidelines were for meter replacement and if any consideration is being made for that expense in an assets management plan.

Meeting adjourned 8:45 pm

No executive meeting called.

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