

## Concerned Members report and comments on the Board meeting of SLPPOA-- January 11, 2022

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

### **Author's comments:**

The year is ending on a less than acceptable note.

- The board overspent by \$17,500 *with no resolve for the 300,000 gals/mon. leaking from the system 1 main lines*
  - A non emergency co-mingle project design analysis costing \$22,892 plus tax overspent the water general line item budget by \$16,500.
  - The board was advised early on that the estimated cost for the co-mingle project could be ~ \$98,000 that will substantially deplete our \$128,000 reserve account, but it's going out for bid anyway.
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Zoom meeting called to order 6:35 pm.

Board members present:, Oepping, Lisko, Stuedell, Cooke, Rigney, Toennis, Cross

Absent: Rightley, C. Hines

Guests: Star, J. Hines -(acting water operator), Gaillour (*some attending via phone*)

Agenda and the minutes of the Dec. meeting approved.

### **President** – Lisko

A statement regarding the variance for LANet presented last month was submitted to the attorney and then to the Architectural Control Committee. There has been no word back from the committee.

The contract binder on co-mingle project with NV5 will be finalized sometime this week and the bidding process will proceed. Van Ruyckvelt, one of the SLP members has responded with her [objection](#) to this project. Star and Corn have also voiced their objections.

The NM State Forestry/Sandoval County Fire CWPP Planning Meeting scheduled for Jan.21st is only for select individuals. The meeting will discuss the finances. They will have another kick starter meeting in the future.

Lisko obtained a contact with the local emergency mgmt dept. to send a request for funding for the Intel water tank.

The Zoom Pro Plan has been upgraded to a Business Plan for an additional \$50 per year that offers transcripts of the meeting. Cost per year will now be \$199. Cross, the secretary, will now only have to correct, if needed, the transcripts instead of transcribing them herself. It will resolve the issue of what is said during the meetings,

however, *what is not stated, and what we garner is going between board meetings, will still be presented in our reports.*

Because meetings minutes and the special water meeting are still being held in the cloud until they are approved, there is a cloud storage extra fee. Lisko requested \$84.10 to cover the extra cost. The board approved the request.

#### **Vice President – Rigney**

Rigney reported good results from his Starlink connection. It was stated that any interference (trees) affects the latency/cutoff transmission.

He mentioned his concern about his water usage on the Nov report doubling despite the fact that he wasn't at his residence for part of the month. *He is not the only member that will find that their water usage doubled, if they check their status from the website reports. It's been reported that water usage for November doubled from that of October. The pumping data is also being questioned. According to calculations by Star, in the still unposted Dec report, system 2 used 35,000 more gallons than it pumped which is impossible....unless the meter readings were wrong or the well meter is shooting craps.*

Rigney is planning to post information about the grants for thinning. He noted the grants will be offered on first come first serve basis.

#### **Secretary – Cross**

A resident complained that there is considerable delay in the prompt posting of the minutes. Cross stated that the Nov meeting minutes are now posted and that she will also post the financial statements.

She is still working on the transcription of minutes from Special Water System meeting of November 6th. She noted that the biggest problem is hearing a presenter that was not facing the camera and that questions from audience are difficult to hear and difficult to determine who is speaking.

#### **Treasurer – Oepping**

Balances:

Operating account -\$124,002. There is no reported carry forward this year as the board overspent the 2021 budget.

Reserve - \$128,033. *Van Ruyckevelt requested a discussion at the Feb board meeting to discuss her [objection](#) of how the board may bankrupt our reserves for a non emergency project.*

There are 5 delinquent members totaling \$5,891. *These are carry overs from last year that haven't been resolved.*

\$666 was transferred to reserves.

There were 4 changes in property ownership in December.

Oepping discussed the issues he has been having with the portfolio managers of HOAMCO. There is a new resale report to transfer ownership to keep up to date. He

also reviewed the issue of not paying our vendors in a timely manner. HOAMCO's excuse; turnover issues, new employees, and sickness. -

There will be a couple new/modified reports.

Oepping queried the board about letting HOAMCO manage the member listings and discontinue the repetitive process in QuickBooks.

From the December board meeting member inquiry, the aged owner balances (delinquencies) was discussed. Oepping stated that over the last few years there was no clarification on how delinquent actions were to be processed. He stated that they would now be using the Turner Law agency; however Lisko suggested that the Board send out a letter first and then take it to the attorney. *Guidelines are stated in the Bylaws-- Article 10, Section 8. Effect of Nonpayment of Assessments; Remedies of the Association-- on the timeline and actions that can be taken to handle delinquents. We question why board members seem unaware of this provision.*

Oepping requested approval of the year-end financial documents from HOAMCO so that they can move on with tax preparation.

He summarized the 2021 financial status.

The board overspent this year's budget by \$17,016.

The budget line items that were overspent:

Legal --\$20,000

Water general --\$16,500

Roads --\$6,000 and

Water sampling--\$1,500

The line items under spent

System 1 water --\$15,000

System 2 water --\$3,500

*We question why with our excessive leak rate (54%) on system 1 that \$15,000 wasn't planned or dedicated to this issue. The board has done nothing in the past 3 years to try to mitigate this issue and we continue to leak approximately 300,000 gals/mon. because of their inaction.*

The January water conservation fee will be paid short to reflect a credit due.

Oepping has submitted documents and design to Webmaster for an updated financials page. He declared that the website is not user friendly and according to the webmaster the site needs a complete rework if the financial webpage design is submitted. He stated that all the financials have been posted YTD and that the financials are behind a firewall (members have to log in).

He has submitted the business personal property declaration to the Sandoval County assessor.

There were questions submitted prior to the board meeting by Star that Oepping answered.

The entire \$22,892 plus tax (NV5 design analysis cost for co-mingle) came out of the 6500 water general budget, overspending this budget item by \$16,700.

There was only \$705 carry forward into the operating account in 2020, however in 2021 because the board overspent; there were no carry forward monies.

It was mentioned earlier in the year about reformatting the annual review required by the Bylaws. There has not been an annual review posted since 2016. When can we expect to see the 2021 annual review posted? Oepping stated this was sent to webmaster and it was included with the annual meeting agenda. He stated that a new format is being posted.

Are we due for an audit at the end of 2022 and has this been budgeted? According to Oepping the audit is not due until 2023 because we received the audit in May 2020. *Unfortunately, this is a misread. In reviewing the last audit posted on the web, the auditor completed work on the financials and balance sheet on Dec 31, 2019. An audit is due end 2022, but has not been budgeted for in 2022.*

Star also questioned why the financials have not been posted since July and that she requested a copy of the Nov financials, but has never received it. Oepping said all the financials have been sent to the webmaster. *As of this writing there are still no postings found.*

**Water** – J. Hines (acting water operator- no license yet)

Hines reported that the system 2 well quit working on Dec. 19th. due to a relay being taken out by suspected lightning. It has since been replaced and he ordered two new ones for the future.

The Levelcon batteries were replaced.

Because of a power outage on Dec. 31st-Jan 1st, the FR 10 well quit working again and the Levelcon unit had to be reset.

There was a frozen waterline at 165 FR 10. Hines called for line locates to excavate, but in the meantime the line unfroze. A valve pipe had been broken off so it was stuffed with insulation and sealed.

The weekly well and pump inspections were done.

The NMED water operator exam was cancelled in January.

There still is no action on getting the required three-year recalibration of well totalizers done.

Our annual dues renewal for NMRWA will be \$219 and Hines asked for approval to renew. Approved.

According to Hines report, system 1 pumped 693,000 gals and used 543,000 gals at a rate of 86 gals./day.

System 2 pumped 224,000 gals and used 258,000 gals at a rate of 136 gals/day. Use exceeded the pumping by 35,000 gals, and he explained that people used a lot more water in the month of Nov and that maybe the tanks were dry and were supplying the members. *Now you can believe that or not but we guess that the meter readings are wrong. A few members reported almost double the use without the excuse of more people "over the holidays." We think it's operator error and the issue has been reported to the board for further investigation. The board has no person overseeing Hines' reports, actions or decisions. If you question our skepticism, compare your Oct usage readings to the Nov readings on the SLP web.*

### **Compliance**

There were no coliform/microbiological issues on either system.

### **Roads -Stuedell**

Stuedell received complaints about the snow plowing with only minimal amount of snowfall on Dec.24. He noted that Morris (new snow plow contractor) was "testing" his equipment. There were also complaints about driveways getting blocked after the Christmas snowfall. Star stated that after a conversation with Morris, if he raised his blade a bit when passing driveways it would reduce the pile. She stated that it is very difficult to chop through a 2ft berm of snow turning into ice after a plowing.

Stuedell commented that the repair of the sander was a dead issue. He made a motion to replace the sander with a new salt dog spreader with an electric engine for approximately \$3,900 plus taxes and shipping. It would have cost at least \$1000 in labor before parts to fix.

According to LCVFD chief Taylor, unless there are cinders on Los Griegos the LCVFD will not take fire trucks up there or other high points in SLP.

**Legal** - Rightley (absent) Lisko reporting.

A letter was sent today to the owner of the vacation rental at 66 Ashley Lane. They have until Feb 28? (unclear) to comply.

The puppy mill operation in Unit 1 that is in violation of the SLP CC&Rs for Unit 1 was sent an email, however according to the puppy mill website the owners have noted that they are shutting down the business.

### **Firewise - Cooke**

Cooke mentioned that the Cuba Soil & Water Conservation District thinning grants applications are now available. It was noted that the notice is expected to be posted on the Sierra Los Pinos property owners chat group on Facebook.

Cooke has not been in contact with Chris Romo and had no update on development of GOAT Fire Triage assessment in SLP.

### **Architectural - Toennis**

There were no new architectural requests received for December 2021.

There are no updates on LANet installing their tower; solar panels, or any assessment by JMEC for electricity.

**Parks** - C. Hines (absent)

No report.

#### **ACTION ITEMS**

Cooke and Rightley have done nothing on the water rate billing structure with RCAC.

Lisko noted there was a notice from the Environmental Finance network about a 6 series water loss no cost webinar for small communities. Lisko and Hines have signed up.

Meeting adjourned 7:50pm

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CM Report - Not for Copy