

# SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION

## Proposed Agenda for Board Meeting

July 12th, 2022 at 18:30 via Zoom

### 1. CALL TO ORDER

### 2. ROLL CALL: (P=Present, E=Excused, A=Absent without Notification)

<b>President:</b> *Vacant Acting - Keith Rigney		<b>Water Maintenance:</b> John Hines, Special Non-Voting Officer		<b>Firewise:</b> Ann Cooke	
<b>Vice President:</b> Keith Rigney		<b>Water Compliance:</b> John Hines, Special Non-Voting Officer		<b>Architectural:</b> Josh Toennis	
<b>Secretary:</b> Kristi Cross		<b>Roads:</b> David Stuedell		<b>Parks:</b> Cindy Hines	E
<b>Treasurer:</b> Jeremy Oepping		<b>Legal:</b> *Vacant			

Guests:

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### 3. APPROVAL OF AGENDA

### 4. APPROVAL OF MINUTES

- A. Regular Board Meeting on June 21st, 2022

### 5. OFFICERS' REPORTS

#### A. President – Vacant

1. Paul Lisko's official last day was July 5th, 2022.
2. Many requests 6/20-7/2 to former Legal Director re: 66 Ashley Lane w/o reply.
3. Emailed go-ahead to Brian Riley 6/27 to fix turn from High Rd. onto FR 4AM.
4. Recently learned Thompson Ridge slash pit will be open on 7/23, 8AM-4PM.
5. LCVFD will schedule chipping in SLP, late July, on a date TBD; maybe 7/30.

#### B. Vice President – K. Rigney

1. Annual meeting setup, Saturday, September 10th. Station 2 as a location?
  - i. Newsletter created by Cindy Hines
    - a. Virtual-in person-both?
2. SLPPOA CCR 2021 send to all members?
3. List Serve Email address update?
4. SLPPOA board of directors (BOD) Changes and ideas from HOAMCO.
5. Attended the water management team meeting.
  - i. High Points:
    - a. Meter Loop testing conducted on July 11, 2022.

- b. J. Hines received backup generators quote \$2,500 each. Need 3-4
  - c. J. Hines asked for a bid from D. Salazar for approximately 450ft of pipe install.
  - d. Actively working on newsletters to improve communication between the board and its members. Also wanting to inform people of our water system issues.
  - e. Actively working on Memorandum of Understanding (MoU).
6. Ending this FY with a HUGE ask to come up with a budget/plan for everyone's respective areas.
- i. Wanting input by the annual meeting on September 10th, 2022.

**C. Secretary – K. Cross**

- 1. June minutes completed and emailed to the board for approval on July 9th, 2022.
- 2. Service Providers list sent out on July 9th, 2022.

**D. Treasurer – J. Oepping**

- 1. The balance in accounts as of June 30, 2022 is as follows:
  - i. Operating Account: \$164,268.25
  - ii. Reserve Account: \$103,831.37
- 2. As of June 30, we have 8 delinquent accounts totaling \$13,793.04. (decrease of \$10,793.61 from last month).
- 3. Association President drafted, and Treasurer sent, a 'reminder' via certified mail to all delinquent property owners on May 23. Treasurer to work with attorney and HOAMCO for liens to be filed per SLPPOA lien policy (accounts exceeding \$500) after July 1.
- 4. The June amount of \$666.67 was transferred to Reserves during the month.
- 5. There were no changes in property ownership in June.
- 6. Updated Member Listing 7.12.22

**6. HOT TOPICS**

- A. Three board members are leaving between now and the fall election. -K. Rigney
- 1. Paul Lisko (President)
  - 2. Jeremy Oepping (Treasurer)
  - 3. Cindy Hines (Parks)
  - 4. Paul Rightly (Legal)
  - 5. Kristi Cross (Secretary)
    - i. Currently have 4 possible volunteers.

**7. STANDING COMMITTEE REPORTS**

**A. Water – J. Hines**

- 1. Water System Maintenance:
  - i. Weekly well and pump inspect
  - ii. Called for locates at sites of two suspected leaks by David Romero from Rural
  - iii. Scheduled David Salazar contractor to dig up suspected leaks on Mimbres Way but after digging we found no leak.
  - iv. Attended two Water Management Team meetings. Discussed priorities to recommend to the board.

- v. Helped homeowner with water turn on.
- vi. Read meters July 1 st
- vii. Met with David Salazar to request quote on replacing 400 feet of four inch line.
- viii. Got estimates for two emergency generators for wells
- ix. Located valves for Meter Loop testing

2. Water Usage for Jan 2022: Meters were read July 1, 2022 by John Hines.

i. **System 1**

- a. Wells Pumped 621,220gals., ( 682,048 gals.....last month's data...)
- b. Usage 312,908 gals ( 361,468 gals.)
- c. Daily Average Household Usage =117.20 gals/day (132.50 gals/day)
- d. Main Line Leakage Rate = 50%
- e. Gallons lost= 308,312
- f. Leak Flags Identified =8(9) 9 repeat
- g. Users > 7,000 gals = 13(17); 6 with leak flags
  - i. 21,173 gals ( leak flag);
  - ii. 15,879 gals (leak flag)
  - iii. 8,665 gals ( no leak flag);
  - iv. 8,803 gal s ( leak flag)
  - v. 9,873 gals ( no leak flag)
  - vi. 18,041 gals ( no leak flag)
  - vii. 18,202 gal s ( leak flag)
  - viii. 8,177 gals (no leak flag)
  - ix. 8,594 gals (no leak flag)
  - x. 8,207 gals (no leak flag)
  - xi. 10,812 gals ( no leak flag)
  - xii. 8,381 gals (leak flag)
  - xiii. 11,432 gals (leak flag)

ii. **System 2**

- a. Well Pumped 180,210 gals, (204,280.last month's data...)
- b. Usage = 175,675 gals (200,505) gals
- c. Daily Average Household Usage =96.00 gpd (102.67 gpd.)
- d. Main Line Leakage Rate = 2%
- e. Gallons lost= 4,535
- f. Leak Flags Identified =3(5) 3 repeat
- g. Users > 7,000 gals = 4 (5);
  - i. 14,142 (no leak flag)
  - ii. 10,450 gals (no leak flag)
  - iii. 12,158 gals (no leak flag)
  - iv. 13,209 gals (no leak flag)

**B. Roads – D. Stuedell**

- 1. Grading proposal from Tug Leeder. Schedule for grading roads?
- 2. Sale of old defunct sander-spreader for \$500.
- 3. Status of request to construct loading ramp & containment structure for cinders

**C. Legal – Vacant**

1. Delegation of activities, if there are any current activities

**D. Firewise – A. Cooke**

1. Will discuss the update in the meeting. Can be found in meeting minutes.

**E. Architectural – J. Toennis**

1. 145 Hoven Weep Loop - Fence installed without request - Request not approved.  
Email sent requesting fixes to be made

**F. Parks – C. Hines**

1. My term on the board is up in September and I will not be running for re-election. Someone will need to take over the GoDaddy account. It's not hard and I am happy to train you. I only have to access it once per year, when annual payment is due and again when we need to update the forwarded emails.
2. Road Signs are still making progress going up.
3. Black Bear Park has been repainted. With the recent rains, it will need to be mowed soon. Volunteers needed.

**8. OLD BUSINESS**

- A. District Ranger Brian Riley stated in an email 6/8 that the thinning project from Mesa Verde Rd. to FR 10 remains a priority and will resume when Jemez RD crew is available after fire season, which started two months earlier this year.
  1. Have Firewise take over this obligation.

**9. NEW BUSINESS**

- A.

**10. ACTION ITEMS**

- A. Follow up w/ District Ranger Brian Riley on treatment of FR 4AM for alt. evac. Route
  1. USFS road crew to reduce size of water bars on FR 4AM and then blade again.
  2. Road crew engineer to direct dozer work improving High Rd. turn on FR 4AM.
- B. Delivery/installation of Intel water tanks to SLP Sta.#52 for fire suppression – P. Lisko
  1. Met transport co. rep 7/1, Sta.#52, w/Asst Chief Allen & SLP Water Mgr Hines.
  2. FMO Masterson emailed 7/5: Engineers to inspect site “in the coming weeks.”
  3. P. Lisko will stay as onsite lead for this project per request of FMO Masterson.
    - i. Board will receive updates thru Director for Firewise and/or Architectural.

**11. NEXT REGULAR BOARD MEETING:**

- A. Tuesday, August 9th, 2022, at 6:30 p.m. via Zoom

**12. ADJOURNMENT**

**13. EXECUTIVE SESSION**

- A. J. Toennis - Architectural

- B. K. Rigney Vice - President
- C. Jeremy Oepping - Treasurer