

**Concerned Members report and comments on the Board meeting of SLPPOA –
June 13, 2017**

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

Author's notes and comments

- It was questioned why long term residents still don't remember to pay their dues on time. *There are too many delinquents still on the books. Why is this happening? We assume, not enough "teeth" from the Board. If non payers won't comply, we have an attorney.....use him. Cheaper yet, turn off their water!*
- Barely a mention of the court's conclusion at the hearing *because the court ruled in favor of the Plaintiffs to set aside the Judgment for Cost initiated, contrary to the court's conclusions of law, by the attorney. For the rest of the [story](#)*
- There are residents with leaks and excessive usage. *We remind those residents that we are a community with limited water rights. Abusing the privilege will force water surcharges or water billing. Don't be a water hog.*
- System 1 water installation is moving along. *A time consuming job and we commend Corn and Veverka for their continuing attack to mitigate our excessive leaking system.*

June 13, 2017 call to order 7:17

Board members present:, Kilburg, Veverka, Corn, J. Fredlund, E. Fredlund, M. Otero, L. Otero

Guests: Star

Agenda approved with new business of fire hydrant discussion added.

Minutes – approved

No officer reports

Treasurer:

Balances in the accounts

Operating -\$142,735

Reserve- \$84,873

Special Assessment- \$5,218

Delinquent Report

There are 18 members past due at \$19,573.

4 members are uncollectible - \$11,844- *no report on what action the Board has taken to collect, if any.*

4 have paid assessment but not the interest

5 members are on approved payment plans

Lawsuit costs: \$34, 478

Legal cost for attorney conference with the auditor: \$159

The draft 2016 tax return has been submitted. There has been no information returned.

On June 6, \$40,000 was transferred to the reserve account.

Two welcome packages have been distributed.

A note of appreciation was read from Katy Ballman about our volunteer emergency squad and the board.

Water

The first of two main line replacements this year in the meadow between Hovenweep and Mimbres went well. Completion is expected on Wednesday. There was a new valve installed on Vallecitos Rd. There was no information on the expenses of the project. It was suggested that the cost may be higher than originally anticipated. No estimate from the contractor was divulged. The second replacement phase still needs a cost evaluation.

There were projections that the new main line installs might lower the leak rate to 10/gpm. Veverka reminded the board that it is important to have a scheduled replacement/maintenance plan for water system infrastructure as well as road work and use the reserve study as a guide and that the maintenance needs to be done on a regular basis. *Kudos to Veverka to emphasize the need for a plan. A maintenance plan is long overdue. Install new and forget has been a costly proposition; one that finds us scurrying to find volunteers, contractors, vendors and supplies.*

Compliance

Some samples have been submitted in accordance with the compliance schedule. Another sample is due in September. The Consumer Confidence Report has been approved and will be posted on the SLP web.

Meter readings

Highest monthly leak and usage on sys 2 went from 48,000- 64,000 gal. on 1 resident. The resident has been contacted and appears to be aware of the problem and working to fix it. *2 months so far with no resolve.*

System 1 main line replacement took longer than expected. It started on June 5 and is scheduled to end on June 14.

Water usage

Sys1 water usage and leak rate is up. 15 leak flags and 5 users over 10,000 gal.

Sys 2 has a 1.1 /gpm with 4 leak flags and 2 over 10,000 gal. The 2 extreme users contributed about 45% of total use on the system. *Haven't heard any mitigation plan so far.*

Roads

No bids yet but they do have a name of an interested contractor. This will be just for grading.

Legal

There was confusing discussion about issues with the Directors and Officers insurance. Not much was divulged as most of the discussion appears to have been done outside Board meetings. *What's up now with the insurance and why the problem? Will ask next month.*

Update on the lawsuit hearing of May 23. It was stated that the judge can't make a ruling because of the appeal. [Update](#) on the lawsuit.

Firewise

Forest Service has been patrolling. Because of the 13-20 unattended campfires being found every day, there will be some extra patrolling of popular places every Monday.

Parks

The FR 10 park has been mowed.

Architectural

1 person complained about a delayed project that was thought to have not been approved. The issue was resolved.

Old business

The covenant violation on Mimbres has not been resolved. *After 3 months we still have garbage blowing around and blighting the neighborhood.*

There is one meter can request on a vacant lot that will be initiated in the second phase of the main line replacement, but no official request has been submitted yet.

Google drive – still some issues being resolved.

Volunteers for the Board for the upcoming year have still not been identified. M. Otero noted that the Board has an urgent need for support.

The first cut of the newsletter has been sent out for Board comments.

There could still be leak issues because of the long access lines into some resident's properties. *One line on Mimbres still has old PVC with questionable joints attachment that may have to be attacked if the new line replacement does not mitigate the leak rate.*

It was suggested that the Board should provide a contact for residents that need help in fixing their leaks. Dave Raue was mentioned as one contact.

It was suggested that maybe letters instead of emails would help notify those that show leak flags. Emails have not been sent for the last 2 months. Household leaks should be investigated first. Leaks between the house and the meter tend to be more difficult to track and more costly. E. Fredlund commented on addressing in the newsletter a point by point inspection process to help residents. *All residents should be aware of our water rights allocations, our leak problems and the detriment to all the residents if offenders ignore leak issues. If there is no cooperation, water billing/surcharge may be the only option. Or cheaper yet, you could have your water turned off.*

Action items

Excess usage policy – it was suggested to create a new committee to work on it. Whether this can be accomplished legally is still a question. Can the Board enforce proper water usage? Can the Board initiate a surcharge? All issues would require a vote. J. Fredlund as legal chair could head up the committee and write up something to arrange a meeting separate from a board meeting. *Embarrass the water hogs as they know not what they do to the community.*

Draft policy on lien – changes sent out. Motion to approve. Passed

Reserve study corrections will be sent to the engineer. Response to questions about the incorrectness of the study:

the 3 wells were addressed as pump 1, 2, and 3. *Incorrect assessment - these are separate assets*

there was a picture of the lift station (booster station) - *Lame excuse for ignoring it.*

not all meters were accounted for during the initial draft. *The installation was finished - no excuse*

Not all the total cost were included. *Why not?*

There will be a correction on the number of homes. *A contributing board member couldn't even get the count right?*

There will be a correction on the conclusions and capital expenditures *No attention to detail, questions the competence of the engineer.*

It was unknown whether the inventory document was submitted, *a critical document just overlooked? For the next reserve study let's get some people with some community knowledge to handle the details.*

It was noted that a reserve study should be done every 3-5 years....*watch and see if this happens. And find a more competent contractor.*

It was stated that a 2" fire hydrant was added at the drainage area at the bottom of the Hovenweep hill.

There were no further recommendations on management company bids. Would be good to have someone in LA. A few possibilities are in the works.

New business:

There was a member complaint regarding an excessive collection of inoperable vehicles on a property on Los Griegos. It was originally stated that the Board can't do anything. However with further discussion the Board will draft up a letter bringing this to the resident's attention. It was also suggested that this issue should be brought up at the annual meeting. *Enforcement of the governing docs is the Board's obligation. If a member has to sue for compliance, the Board will be dragged into the lawsuit for shirking fiduciary duty. We suggest the Board protect themselves by pursuing every option before declaring "they can't do anything."*

Fredlund requested information about installing a free fire hydrant near the fire station basketball hoop. There was discussion about the need for a 6" water main to accommodate a 4" hydrant. The current line setup could only accommodate a 2" hydrant like the one installed on Hovenweep. That hydrant cost about \$1300. Without a 4" hydrant it was stated that we could not drop the ISO rating.

Star brought up the covenant violation (garbage issue) on Mimbres. She requested that despite the Board's and her efforts to unsuccessfully resolve the issue, that the Board have the attorney send a letter with the county zoning and enforcement violation letter to the lender. The Board agreed to the suggestion.

8:15 pm-- no announcement was made as to a closed session.
Cars dispersed 9pm

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