

Concerned Members report and comments on the Board meeting of SLPPOA June 11, 2019

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

Author's notes and comments:

- Year to date water loss from main line leaks - 2,778,502 gals. *As long as water comes out of a faucet, the general attitude suggests minimal concern about the excessive waste of millions of gallons of SLP water.*
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Meeting called to order 7:29 pm

Board members present: Corn, Weary, Lisko, Stuedell

Board members absent: Kilburg, Rightley

New volunteers: Geraldine Burnworth, Jeremy Oepping

Guests: Star

Agenda and May minutes approved.

No officer reports.

Treasurer report - by Corn

Account balances:

Operating: \$181,460

Reserve: \$114,700

14 delinquent accounts totaling \$7,886. Of those, 5 owe small amounts and late fees.

Two properties have changed ownership.

A question was raised about the difference of the numbers between the operating account balance and HOAMCO's report. The difference of \$17,000 was attributable to accounting for cash without assets. Only available cash is reported.

It was reported that Kilburg reviewed a copy of the financial report and sent some questions to HOAMCO.

Legal cost increased by \$300 to \$52,673.

\$666 was transferred to the reserve account.

Water- Corn

No water delivery maintenance issues the past month.

The levelcon batteries were replaced on sys 1.

The Hovenweep well timer went off during an electric outage and it was mentioned that we might not be getting an electric bill on one of the wells. Corn reported that 3G transmission is going away however some of our monitoring equipment still works because it is being transmitted directly to/from the tower.

A valve box on system 1 was run over and needs to be fixed. It was reported that some private properties owners are said to be fixing their water leaks. Stuedell asked how to find property leak(s). Corn replied, not easy. Need to check from valve to valve and/or replace the entire line.

It was mentioned again that volunteers are needed. Corn will be gone quite a bit after his term expires in Sept.

Meters readings were sent to NMED. Stuedell asked how much we pay in conservation fees. Answer-- we pay twice a year for all wells approximately a few hundred dollars. The conservation fee is used by the state to pay for state sampling of our wells.

The well water depth monitoring setup with the NM geology dept. is still in process. We might need to pursue manual reporting due to the lack of close internet availability to the Aspen Well. It was mentioned that the county may be willing to share in the cost of setting up internet access as they would like it at the fire station.

Parts have been ordered for two new meter assemblies and are expected end of July.

There is a request by the developer to bring in water to Lot 21 Unit 7 and if a line needs to be extended the developer states he will pay.

Raue, the backhoe operator will not be available until the end of July.

Meter readings -

Sys 1 pumped 582,257 gals. Usage reported at 249,600 gals. The daily average reported at 93 gals./day 12 leak flags and 10 users above 7000. There is a 7.7 gals./min leak rate (332,658 gals. - 57% main line leak loss) The highest user is contemplating joining the Board.

Sys 2 pumped 383,560 gals. Usage reported at 164,000 gals. The daily average is 84 gals./day There is a 5.1 gals./leak rate (219,603 gals. - 57% main line leak loss)

Six users over 7000. The highest user has been leaking since install and no known effort to fix.

Total main line loss this month - 552,261 gals. YTD loss -2,778,502 gals.

New volunteer Burnworth asked how to find out about individual usage and leaks.

It was suggested that a monthly notification should be sent to members. *Based on Burnworth's comment, other members may also not be aware of the usage postings on the SLP website. Another indication of the lack of interest and/or knowledge concerning the SLP water system.*

Water Compliance- Weary

Weary reported that she has not received the monthly sampling results yet. She stated that the State will take samples and needed to determine when the lead and copper samples will be required.

The Consumer Confidence Report (CCR) has been posted and sent to NMED.

Roads- Stuedell

R.L. Leeder, the roads repair company of last year was contacted. They won't be available until July. It was recommended that we use recycled concrete that will reduce the cost by \$1000. If we decide on asphalt they will need to readjust their quoted cost. It was suggested that maybe do a piece meal job starting with Los Griegos then do the other roads later.

Concerns about metal in the concrete were raised. The Board decided to modify the contract to indicate there will be no metal in the concrete fill. The estimated cost of the project is \$30,620. including 3 loads of base course.

Cost to build up the roads will be revisit. Star asked about existing culvert repair/installation. It was stated that Leeder will not do culverts and discussion ensued again about repairing the road so that the association does not have to revisit this expense every year. The 2003 engineering report was brought up again to review drainage recommendations that should be accomplished before charging ahead with further road repairs.

Getting the county to take over the roads is still on the agenda, however there are parameters that need to be met before the county might consider taking over the responsibility. Stuedell will continue talks with Lee Yardman of the county about this issue.

Corn stated that the county is intending to fix the mess they made of Hovenweep.

Legal- Corn

There has been an alteration on the panel of judges that are reviewing the lawsuit now on appeal.

Questions submitted to the attorney regarding water billing setup status are still in process.

The list of added duties for HOAMCO submitted by L. Otero last month will need to be revisited as the additional costs are not in the budget.

The June newsletter still needs input from the Board members.

Firewise - Lisko

The first project by Greater Eastern Jemez Wildland Urban Interface Corp is now setting a precedent for future funding. If successful, there will be more money available. Corn questioned the status of the thinning that was proposed but never initiated to the north of the community.

Parks - Lisko

A resident is using the park at the north entrance of the community to graze their horses. *Not known if the horse owner was given permission or what liability exists under the current insurance.*

The grass is growing and Weary offered her husband's help to mow.

Architectural - Lisko

Three requests are in process for home improvement projects. Lisko stated that based on the Bylaws, a committee of three people is required. He stated that one of the previous committee members does not answer his call so he's in need of establishing another member to fulfill the Bylaws requirement.

Lisko mentioned a conflict of interest on his property improvement request due to the destruction of his garage during a lightning event. Part of the request was prior approved by Otero and committee, however he will need someone to approve the remainder of the request.

There was a request to convert a carport into a garage. Unit 8, lot 14.

Old Business

Still working on the excessive use surcharge committee proposal.

Some changes have been made on the short term rental restriction proposal by Lisko-

- membership fee - change from 45 to 30 days

- property management oversight changed to a 25 mile radius

- more text was added regarding fires

- shooting distance from a residence is still in process

Star asked whether there has been any legal review of the proposal to determine whether it requires a vote of the membership because it adds restrictions on the free use of individual properties not currently found in the CCR's or if the Board proposes to push the proposal through as a policy. Lisko agreed that a legal review is necessary.

An interruption of old business (Lisko short-term rental report) was agreed on to accommodate voting on the new volunteers; (Burnworth had to leave early). The Board voted to accept Burnworth possibly taking over the secretary position and Oepping to take over the treasurer chair. Both volunteers will need to be re-voted on at the annual meeting in September.

Lisko's resumed speaking about the corrections being made to the short-term rental restriction proposal.

An agreement with Sandoval county about their use of SLP land for cinder storage was discussed. Currently the county has been given no permission to use the land, however for years they have thought it to be county land. The property boundaries between SLP and the fire station lot were established in a past survey and the county has been notified that the land they are currently using is SLP property .

Star recommended that the agreement include a written provision granting permission with the right to rescind to prevent any easement controversy in the future. She suggested legal review for the correct terminology.

Weary reported on a new form for the perfection of water rights document required by NMED every few years. She will need to verify the undeveloped units and reported that the fine would be \$25/yr. Total cost for past years will total \$250 to bring the report current.

July 9th. is the next meeting. Stuedell and Weary declared they may be absent.

Star brought up the excessive absence of Rightley who was voted in as a board member (3 yr term) last year. She stated that anyone who runs for the Board has

a responsibility to attend Board meetings and that according to the Bylaws, he should be dismissed for excessive non attendance.

Corn stated that Rightley had originally stated that he was very busy and may not be able to participate. *We're waiting to see when the Board will address the issue.*

Open meeting ended 9:30 pm

Cars dispersed shortly thereafter.

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