

## Concerned Members report and comments on the Board meeting of SLPPOA June 16, 2020

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

Author's notes and comments:

- There have been two attempts at pushing through some new Bylaws changes. *The board remains confused on quorum requirements. According to the Bylaws amendments require a 2/3 quorum vote to pass. A special assessment requires an initial 2/3 quorum and then 60 days later can reduce the quorum to 1/3.*

*It doesn't appear that the excessive use policy can be considered a special assessment, according to Section 6 because a special assessment has to have an established "uniform rate." Currently the proposal's monetary amount to be charged is a moving target subject to board decision. That doesn't qualify it as a special assessment.*

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Zoom meeting called to order 7:15 pm

Board members present: Stuedell, Oepping, Hines, Lisko, Toennis, Cooke

Absent: Weary

Guests: Star, Corn

Agenda and minutes for May approved.

### **Officer's reports**

President Lisko reported on the June 13 meeting. The vote did not meet a quorum. Only 51 ballots were turned in. No ballots were opened or counted. There was discussion about a subsequent meeting in 60 days that would only require 1/2 of the quorum needed, however it was unclear whether the board could pursue such maneuver. The board also wasn't clear on whether the excessive use policy was an amendment or a special assessment. Star stated that during the meter vote, many meetings were conducted and there was no push to drop the quorum with a supplemental meeting after the first two votes failed.

She stated that if members don't "buy in" to the idea, the board has to continue to work to get their approval, not to push it through and create dissent in the neighborhood. Oepping stated that the board should proceed with another meeting and force members to get involved.

Lisko will check with legal on the requirements to hold another meeting and reduce the quorum and whether the special assessment applies to a Bylaws change.

Nyhan, Hunter and Partridge were the official counters at the June 13 vote. They then shredded the old ballots.

A request to graze some cattle on land on the east side near Bootzin's property was denied.

Lisko requested reimbursement for expenses for the mailings. Approximately \$480 that was attributed mostly to postage, and some for a printer cartridge.

The board still has 3 open positions.

Secretary Hines reported that there has been no further progress on the newsletter; however she is expecting to send one out in summer. She also suggested setting up another listserver just for SLP members. She had a concern that there were folks from outside the community that were on the current listserver. Hines updated the membership list.

She discussed the possibility of purchasing transcription software to make the transcribing of the minutes faster.

**Treasurer- Oepping**

Operating account - \$ 199,476

Reserve account - \$115,078

Delinquent accounts: There are 22 totaling \$14,130. There are 13 accounts with outstanding balances over \$500.

There were two changes in property ownership.

The audit was completed in mid May. There were no issues and a copy should be posted on web.

\$660 was transferred to the reserve account.

Lisko interjected with information about the search for land for a cell tower. He threw out an idea of possibly purchasing one of the vacant properties in (Unit 6) and pay for the tower and lease it back to Verizon. Tamara took some photos. Lisko believes the land belongs to Jemez Mt Development but will verify and find out about cost and purchasing it.

Cooke questioned the possibility of using the land for a water holding tank.

**Water Maintenance-** Lisko reporting for Weary

Sys1 increased in leaks, sys 2 decreased in leaks after a major leak repair was completed. This is the biggest drop in 3 years. The recent road repairs may have skewed the data. Other data including leak flags and usage was reported and can be found on the SLP website.

**Water - Harold**

The level con batteries were replaced.

One homeowner leak was located and fixed.

A property on trilobite with a tamper flag was investigated and Baker utility came up to fix it.

There are 2 ultrasonic probes installed. One is at the sys 2 tank site however it hasn't been used yet.

There were some serious well problems on both wells on sys 1. A controller box was initially replaced on one; however both pumps subsequently shot craps shortly thereafter and had to be replaced. The repair is estimated between \$12,000 and \$14,000. Christenson came out to do maintenance on the Aspen well water level monitoring system they put in last year. Corn reported that the Aspen well water level has dropped about 1 ft over the course of the year.

While sys 1 was down Corn and Stanley used the commingle valve to bring water from sys 2 into sys 1. They kept close watch on the water levels of both systems. This was able to be accomplished because of the major repairs recently done on sys 2.

There will be a water outage at the intersection of FR 10 and Hovenweep loop where a significant leak was found. Raue has been called to excavate the line on Wednesday.

The MOU with the neighboring property owner next to the system 2 tanks has been satisfied. The association has 3 years to construct a fence.

Lisko updated progress on a water system operator. There were 2 applicants. John Hines was chosen and will begin training with Harold. It will be 2 years before he can take the test and will need to gain experience under other water operators in the area. The current operator will continue with the sampling. Hines doesn't have to have his cert to replace lines and pumps.

#### **Roads- Stuedell**

Leeder repaired the roads and there has been no input from property owners. Stuedell mentioned pursuing another 2 year snow plowing contract with Raue.

He mentioned that the culverts are filling up with loose gravel. They need to be dug out and flushed. More discussion ensued about members paying for culverts and the association paying for the labor to install. An issue remains as to how to get property owners to keep the culverts clean. There is no budget for this project currently. Stuedell will get a quote.

There was complaining about the road repair drawing water from sys 1 and sys 2. A lot of water was needed. Lisko mentioned a complaint from a resident about Leeder doing a bit of work on Stuedell's driveway while Leeder was working on the roads. Stuedell didn't deny the claim.

#### **Legal - Lisko (agreed to take over the chair from Stuedell and Burnworth)**

At the June 13 meeting it was mentioned that Harold should be given free water for life. Nice thought but due to the fluctuating costs and how to establish a rate, the board took

no further action. They decided instead to throw a big party for Harold at some future date.

It was mentioned that a property owner expressed his concerns about the attorney fees stipulation on the ballot and whether HOAMCO could provide such services. Lisko stated that HOAMCO cannot provide legal representation but that they had referrals. Lisko also stated that he wasn't impressed with Brad Hays during a recent zoom meeting. He will contact the 3 different law firms referred by HOAMCO.

**Firewise - Cooke**

The county has delivered the chipper and was being used in SLP.

**Parks - Hines**

She suggested replacing the picnic tables.

**Architectural- Toennis**

Three requests have been approved.

**Old Business:**

The hold harmless agreement to allow tree thinning on Bootzin's land is not complete and the timber hasn't been marked yet.

Clearing the emergency road has been tabled until Weary reports.

**Action items**

Lisko drafted a water shut off policy and sent it to the board. He reviewed what actions the Village of Chama takes regarding the drought or lack of water, and their reconnect fees. They engage the state police to shut off water. Lisko's idea has been tabled. Stuedell was not in favor of shutting off water.

There was no further discussion on placing extra water storage bladders due to Weary's absence.

Zoom meeting adjourned 9:07 pm

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