

Concerned Members report and comments on the Board meeting of SLPPOA June 8, 2021

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

Author's comments about the meeting:

- Another reserve study is being considered. *The one paid for in 2017 had numerous errors questioning its usefulness and the board took no further action on the study.*
 - The board has committed to an infrastructure study (NV5 water system and drainage for upgrades), *but when will the board commit to a long term asset management plan in coordination with the reserve study for future fiduciary oversight? SLP has long needed, but has failed in incorporating this systematic approach.*
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Zoom meeting called to order 6:37 pm.

Board members present:, Oepping, Lisko, Rightley, Burnworth, C. Hines, Stuedell, Toennis, Rigney.

Board members absent: Cooke

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

Approval of agenda and minutes.

Officers' Reports

President - Lisko

No report.

Vice President - Rigney

Rigney is making progress on the status of the title search by Turner Law for Lots 1-5 in Unit 6. He received an email from Ron Brown (realtor for past buyer) to get this information. According to the attorney, there are declarations prior to Sept. 1986 that still need to be reviewed.

Lisko added that any potential buyer needs to be aware that no gate at the junction of High Rd. will be allowed.

Secretary - Burnworth

Burnworth still needs a contact person to discuss a dumpster in SLP. It was noted that the former trash collector in Jemez sold out to Universal Waste Systems of NM.

She confirmed that she sent the insurance policies to be posted on the website.

Treasurer - Oepping

Balances in the accounts:

Operating: \$196,752

Reserve: \$123,256

Eleven delinquents were reported totaling \$13,659.

\$660 was transferred to reserves and there were no changes of ownership in May.

SLP received a non compliance notice from the NM Tax and revenue regarding nonpayment of a monthly annual water conservation fee. Apparently SLP failed to report a month between Jan 2015 and Dec 2020. Oepping will check the records to make sure those documents have been filed.

Oepping attended a HOAMCO treasurer's training and reserve studies were recommended. He confirmed that the last one for SLP was done in Jan. 2017. HOAMCO recommended a study should be done every 3-5 years. The cost varied from \$2000-\$10,000 and he suggested it should be budgeted.

Star commented that the last reserve study by Criterium in 2017 that the board paid for, had a number of errors. *These were recorded in the April 2017 Board minutes. Unfortunately as with other reports, it too disappeared into a file without further action.*

Star asked about the status of the annual report that hasn't been done since 2015. Oepping is still working on it.

Water - J. Hines

The Levelcon tank monitors still don't work. He inquired about acquiring LTE transmitters but no guarantee they will work. The estimate to convert is \$797. There is currently no monitoring transmission available with LANet to reach our tanks. Oepping commented that he is still paying Levelcon \$25. *If it's not working, why are we still paying?*

Lisko recommended approving the \$797 to move ahead with the LTE service. Oepping asked if there is any way to test it before making the investment. The answer-- probably not.

J. Hines stated that the weekly well and pump inspections were performed.

He reported that the month of May doubled in water usage per gals. Sys 1 went from 96---140 gals/day, Sys 2 from 83 to 110 gals/day, and there were a lot of folks over 7000 gals.

Lisko noted that Stanley who has in the past compiled the monthly meter readings is moving and a volunteer is needed to continue the work. Corn is looking for more people to take on the task. Burnworth, Rightley and Lisko volunteered.

System 1 and system 2 reporting absent Coliform/microbiological on the tests.

There has been no further input from OSE to fix our water well numbers.

Miscellaneous

Lisko reported that the NV5 Master Services Agreement was sent to legal counsel for review. Turner Law red-lined much of this document. Lisko sent it back to NV5 and after some volleying of messages they have worked out an agreement.

The controversy was about intellectual property. NV5 was concerned that SLP would hire someone else to do the work after they supplied the study. NV5 also demanded that if there is a disagreement they would want to go to arbitration but the SLP attorney specified mediation instead.

Star asked if SLP would be obligated to NV5 for their proposed infrastructure improvements costs estimates. Lisko stated that NV5 would be completing the plan and would take it out for a bid and SLP could choose from those bids, but that SLP could not pursue other independent bids.

Roads - Stuedell

Raue, the contractor used frequently for roads and snow plowing, is too busy to place a culvert on Trilobite between Coryphodon & NM 4. Stuedell contacted Leeder to inquire about installing culverts and performing annual road grading maintenance. He queried the board about a time schedule for this work. He stated that road work performed by Leeder typically has cost about \$35,000 per year.

C. Hines commented on the bad areas of Los Griegos and wondered if the board should consider doing spot work instead of the entire community.

Stuedell reached out to a potential new contractor, Mark Verburg, who lives in SLP for snow removal, as Raue may retire before the next winter.

Star asked if Verburg would be mindful of road work performed by Leeder and would not tear it up during snow plowing as it has happened in the past. The board agreed that more discussion is needed with Verburg about a contract and the specifics of SLP needs.

Legal - Rightley

Rightley noted that it would require a change of covenants to resolve the issue of inspections by Architectural Control. Lisko rejected any further options to move ahead with a membership vote after the board's last attempt to change the Bylaws except if it had to do with water rates.

Oepping suggested that a list be compiled about changes needed for the legal documents for a future board.

Firewise - Cooke - absent

No report.

Architectural - Toennis

Two new architectural requests were approved for home improvement projects during May. The draft of new ACC guidelines remains an on-going work in progress.

Parks - C. Hines

There is maintenance required in the parks and she recommended a community work day on July 10 to mow, weed and trim some smaller trees. She proposed that SLP provide food and drinks for lunch and requested that \$100 be funded for the lunch. The board approved the cost.

Lisko suggested checking whether there may be a FS chipper available during the community work day.

C. Hines has made no further progress on determining specific needs for road traffic signs or a vendor to install.

Old Business

Lisko and Schacht, the SLP webmaster, have decided that the generic access once given to SLP residents for the website would be discontinued on July 31 and that all residents would have to establish a personal identity to access. Schacht will post the access new instructions on the website. *Our report posted on the cmslppoa.org website remains open access.*

No New Business

Action Items

J. Hines had no further update on the acquisition and placing a large water tank from Intel. He reported that Fredlund with LCVFD contacted him to let him know that LCVFD department took 4,750 gallons of water for suppression of fire 2 miles south of SLP.

Lisko gave an update on the alternate wildfire evacuation route from Los Griegos through to FR 4. He stated that Brian Riley of the SFNF expected a crew to be up here in the next 2 weeks to start work on the escape road.

Meeting adjourned to executive session - 8:09 pm

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