

## Concerned Members report and comments on the Board meeting of SLPPOA-- June 21, 2022

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

Author's comments:

- There has been much work put into getting water tanks for the LCVFD. *Despite the quantity of water (50,000 gals) that will be available to the LCVFD, will it actually benefit SLP and under what conditions?*
- Five board members are quitting after this term

Zoom meeting called to order 6:45 pm.

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

Late -Cooke

Absent: Rightley (resigned), Cross, Oepping

Reported guests: J. Hines (water operator), Van Ruyckevelt, Star, Moore, Michelle Ryan, Animal Amigos, Corn, Partridge

Agenda and minutes approved.

Michelle Ryan with Animal Amigos made a brief presentation about her organization. and how Animal Amigos can be available during evacuations of SLP. They can handle small animals and livestock corrals are available at the CWW feed store and at the rodeo arena in San Ysidro.

### **Officer Reports**

#### **President - Lisko**

The sale of 4 lots at top of High Rd was terminated because buyers declined to sign the road maintenance agreement RMA and that the respective owners could not put up a gate. It was declared that an RMA is necessary to prevent SLP from taking on the burden of maintaining High Rd.

A letter was drafted and sent to 16 past due members. Two delinquent members have failed to pay their dues for a few years. *Why wasn't the board more diligent in pursuing these delinquents?*

Because HOAMCO hasn't been timely in paying Lisko suggested seeking out an alternate for our accounting needs.

There was unauthorized drafting of water from the hydrant at Los Griegos and FR 10 by unknown persons still apparently assigned to the mop up work with the fire within the last week. Lisko stated that they were just being lazy and that there is a need to establish a MuO for drafting water. The USFS engines and an out of state contractor

that were drawing water without permission were eventually identified and their IC was contact to remedy the situation.

A letter was sent to renew the Turner Law Office services.

Filing a lien against the owners (Jemez Mountain Development) of 4 lots in Unit 6 is pending..

Board members inspected the "escape route" off High Rd turn and there are still issues that need to be corrected.

Lisko has submitted his notice of resignation to the Secretary.

He alerted the board that the check signatures need to be changed, the web address needs to be changed and that the Zoom account is paid until Nov 6.

Lisko requested reimbursement for \$85.88 mileage + \$18.17 meal (\$104.05) for his participation on a NMWRA Conference panel. Board approved.

#### **Vice President – Rigney**

There have been multiple tries to find sources for money to fix our water system with no resolve. Rigney asked the board to consider possibly revising budget to move funds from Roads to Water. Cooke and C. Hines recommended not rearranging the budget, but focus on this idea during the next budget discussion in November. C. Hines recommending using the reserve fund. Rigney stated that the reserve fund is for emergencies not for general improvements.

Stuedell commented that the roads are in relatively good shape and could go for another year to save \$40,000.

Rigney noted that not staying focused on a plan for the water system has been a problem.

There was disagreement between Lisko and Rigney on the purpose/goals of the water management team (WMT).

Star suggested the WMT work on the plan for the board.

Rigney stated that there needs to be a decision for either installing 6" pipe or continue fixing leaks with 4" pipe. There was some comment that we start replacing the remainder of the line with 6" to which Star disagreed that 6" lines intermingled with 4" lines isn't a reasonable plan.

Hines interjected about a conversation with some engineers and contractors at the NMRWA suggested to replace the 4" lines with 6" lines.

#### **Secretary – Cross (absent)--Lisko reporting**

There was no update on suggested revisions to welcome packet or about updating the contact list of SLP service providers from Jemez Chat with current.

**Treasurer** – Oepping (absent) Lisko reporting

There was no change of ownership in May.

Reminders have been sent to all delinquents that liens will be filed for all accounts over \$500.

\$666 was transferred to reserves.

Oepping requested reimbursement in amount of \$112.34 for postage and a printer cartridge. Board approved.

It was noted that Oepping has no intention to run for re-election at Annual Membership meeting in Sept.

### **HOT TOPICS**

Five members of the board are quitting in Sept. Lisko, Oepping, Cross, Rightley and C. Hines.

Rigney questioned how to move forward to get people involved. Facebook, and letters were mentioned. Lisko recited some information from the Bylaws about nominations and elections.

Star asked if the board might consider an in-person meeting. Zoom is desirable for those out of town, however we have lost the interaction within the community.

### **COMMITTEE REPORTS**

**Water** – J. Hines

Hines met with NMRWA Circuit Rider David Romero to perform Sys.1 leak detection during the last month. They located and listened to every meter and valve in the system.

He was given the OK to get estimates from Salazar's to dig for leaks determined by Romero. Each hole is estimated at \$1300 and the two projects will total. \$2600 and be paid from the reserve acct. Salazar is expected to start digging on Mimbres on Friday. There are 4 possible leak sites identified. The first one dug up in Black Bear Park found no leak. There are 3 others pending.

Hines reported that there are locking devices for hydrants and he would get prices.

Hines was accepted as board delegate to the NMRWA.

Water Usage for May, 2022 is posted on the web.

System 1 reporting a 48% leak rate and sys 2 a 2% leak rate.

He reported that some people left their sprinklers on when they evacuated. *This not only affects water supply during a fire, but during the electric outage, created an air lock on the sys 2 main line when the tanks ran dry.*

There were no coliform/microbiological problems reported.

Hines recommended purchasing two more generators. One for the meadow well and one for the booster station. He will get pricing.

He reported that the webmaster is still having issues with the submitted reports.

He will be posting our CCR on SLP web. and facebook site.

#### **Roads - Stuedell**

Stuedell was given Board approval to sign an agreement with Leeder to schedule road maintenance for August.

A potential sale of the sander-spreader for \$500 fell through and Stuedell will repost on Facebook.

The loading ramp and a containment structure for cinders will be submitted to the architectural control committee. Morris will provide free labor, and will provide estimate for the materials.

#### **Legal - Rightley previously resigned -- Lisko reporting**

Because there was no follow-up on 66 Ashley Lane complying with the VRP policy, Lisko stated he will pursue the issue.

#### **Firewise - Cooke**

Cooke reported that the update on Jemez Mtns Firewise Communities meeting is posted online.

#### **Architectural - Toennis**

Approved requests:

168 Los Griegos - Install snow stops and reseal siding on house.

1394 Los Griegos - Install solar panels on roof.

Requests pending:

273 Trilobite Trail - Fence: Awaiting further information to complete request.

145 Hovenweep Loop - Fence installed without a request. Awaiting measurements from setback.

The status on updated ACC guidelines and the form; is still pending.

#### **Parks - C. Hines**

Update on installation of road identification and miscellaneous traffic signs. Needs more posts. board approved

Any items to include in upcoming newsletter?

Moore - when send out request to establish the account response goes into spam email.

#### **OLD BUSINESS**

District Ranger Brian Riley stated that the thinning project from Mesa Verde Road to FR 10 remains a priority and will resume when the Jemez RD crew is available after fire season. Unfortunately, the fire season started two months early this year.

Moore asked if that it was unclear if thinning would also included from FR 10 to the east entrance road of SLP (Amber Lane) and beyond. There was no answer.

### **ACTION ITEMS**

The USFS road crew plans to reduce size of water bars on FR 4AM (the escape route off High Road) and will blade again. The road crew engineer will direct bulldozer action to improve the turn from High Road onto FR 4AM. The USFS will also be installing a gate and removing the useless cattle guard on the road. The blow out erosion on crossing near Hwy 4 completed late last year, was hardened with rocks.

Lisko agreed with FMO Masterson to take the lead on the project of the delivery and installation of the Intel water tanks to SLP Sta.#52 for fire suppression. Lisko stated that it took 8 years to get similar tanks installed at the LCVFD Sta. 1 in La Cueva. It was suggested that it may take about 3 years to get the tanks installed and ready for use in SLP because some of the logistics have been resolved.

Lisko stated that an engineer was going to be sent up here to determine where the tanks would be and once Lisko has that information he will file a plan with the Architectural Control Committee. He stated that the water to fill the tanks would not be from the SLP water system but tanked in from other sources.

Star asked who will own the Intel tanks. Answer-- the county and on their land. She asked if the architectural control would be looking at where the tanks would be placed and if the county would be financially responsible for maintaining the tanks. Answer -- Yes.

Star asked if Toennis would be reaching out to adjacent property owners concerning the potential eye sore issue. Toennis agreed. She also suggested Toennis review the survey to see if the property could accommodate the tanks. He stated those issues would be addressed in the application.

Meeting adjourned, 9 pm.

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