

Concerned Members report and comments on the Board meeting of SLPPOA March 9, 2021

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

Author's comments about the meeting

- The Board has many irons in the fire; *we wait to see what they accomplish.*
 - Legal investigation on the orphan lots of Unit 6,
 - Engineering analysis for water system and roads improvements,
 - LIDAR imaging for forest cover and fire behavior predictions,
 - The annual reviews missing since 2015 to be revived per the Bylaws
 - Water storage tank(s) from Intel for fire prevention,
 - New architectural guidelines to be drafted,
 - Real time data collection available from LANet for the SLP water system,
 - An alternate wildfire evacuation route plan from Los Griegos
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Zoom meeting called to order 6:35 pm.

Board members present: Stuedell , Oepping, Lisko, Rigney (late arrival), Rightley, Burnworth, Cooke, C. Hines

Guests: Star (*attending via phone*), J. Hines (water operator), Corn, Paul/Nancy? (Seven Springs) Bennion (Seven Springs), J. Lake, Tom Pappas? (Seven Springs) *How many guests is a guess as those attending can't be verified via zoom by phone.*

Board minutes approved.

Agenda approved with added extended Verizon service for Stuedell discussion.

Officers' Reports

President – Lisko

Mike Schacht current webmaster requested the board find another webmaster closer to home. The issue was tabled.

The annual report identifying board members has been updated on the NM Secretary of State website.

The water line locator service update points of contact for SLPPOA have been filed with NM 811.

Vacation Rental Property (VRP) permits for 560 Hovenweep and 1416 Los Griegos were received and the adjoining property owners will be notified in the event of abuses caused by renters.

Vice President – Lisko for Rigney

Legal counsel drafted a Road Maintenance Agreement for the sale of lots 1-5 in Unit 6 for review by the board however the sale of Unit 6 has since been cancelled.

Secretary – Burnworth

Star inquired previously why the current financials and water usage postings were not available. Lisko stated and Burnworth agreed that these reports need to be timely posted.

Treasurer – Oepping

Account balances:

Operating: \$201,970

Reserve: \$121,210

There are 29 delinquents totaling \$29,700.

\$660 was transferred to the reserve account.

There was no change of ownership this month.

Last month Star requested an explanation on why there hasn't been an annual review posted since 2015 as per the Bylaws. Oepping stated that after investigation the Board should have a HOAMCO CPA use the December 31 financials to produce an annual review that discusses the budget and the variances for the year. He stated they will start this process *however it was unclear whether the Board would initiate this review for 2020.*

Oepping asked for reimbursement for Treasurer's office supplies in the amount of \$46.64. Request approved.

HOT TOPICS

Lisko reminded HOAMCO that lots under "new ownership" need to be disclosed to the SLP Board.

On Mar 5 officers met with the attorney to approve the continuing research by the attorney to determine the status of the Unit 6 lots and what are SLP obligations. The minutes of the meeting will be made available to members.

There were three options under consideration for Unit 6 lots:

1. The lots will be assessed at the same rate of annual assessment as all other SLPPOA lots,
2. There could be a contract with owner of lots for lower fees in exchange for consideration, or
3. There will be a legal action to remove those lots from SLPPOA by terminating any declarations.

If option (3) is initiated the lots will no longer be subject to SLP control and future development.

Oepping stated that the Board is currently searching for documents to support historical info would be useful in helping determining how to handle Unit 6 in the future. The lots in Unit 6 have never paid dues since the subdivision was developed. Early indication is that Unit 6 lots were never a part of SLP but no legal evidence has been located to confirm.

Cooke commented on the negotiations she remembers between Bootzin (SLP developer) and the first owner of Unit 6 lots. According to Cooke, Bootzin sold those lots privately and never consulted with SLP. She wrote a letter to Bootzin noting access to the roads.

Star suggested that because the lots are part of the SLP subdivision plat and would need to be removed legally.

Corn stated that despite the fact that the lots are platted in the SLP subdivision they were never part of the association, but he was not aware of any legal evidence.

Committee Reports

Water - J. Hines (water operator)

Maintenance

The Level Con unit on system 2 tanks quit working and was fixed.

Water leak rate on system 1 is 6.5 gals./min., with 11 leak flags and 6 properties usage over the 7000 gals./month. Some are repeat offenders.

System 2 leak rate dropped to 1% with 11 leak flags and 4 properties usage over 7000 gals./month.

Compliance

There were no coliform/microbiological issues reported on system 1 or system 2.

Miscellaneous

J. Hines reported no update on SLP water rights and well locations with OSE.

J Hines reported that a proposal was received from Sierra Engineering for a [water rate study](#).

Lisko stated that he was also contacting two other civil engineering firms, Wilson and Co. and Tyler Ashton who would do a drainage and water rates study. He advised Schrandt that the Board would be making a decision soon.

Roads - Stuedell

Stuedell stated that he has identified a potential alternative snow removal contractor to request a proposal from however, if Raue is still available, he would be the best option. Raue reported his truck is fixed and the sander is fixed.

Stuedell stated that the [Roadway Drainage proposal](#) received from Sierra Engineering looks like a value for the community and recommended it would be beneficial for future action.

Legal - Rightley

Rightley reported according to legal counsel, SLP's responsibility for reviewing "sound" construction of any architectural construction should be noted as not being warranted by the association for the improvements. That would protect SLP from any liability. This statement will be put in the revised Architectural Control Policy & Home Improvement Approval Form. Rightley is willing to draft the revised form and submit to attorney after the Board has reviewed it.

Firewise - Cooke

Tyson Swetnam from the University of AZ gave a presentation how the LIDAR Forest Inventory Data, <https://promethean-gift.github.io/> using drones and specialized software to characterize/analyze forest health, count trees and give estimates on fire behavior. *The video presented at the meeting will be posted on www.cmslppoa.org when it becomes available.*

There was a question regarding cost for drone flyovers. Tyson stated that any commercial drone operators could initiate a contract with them and he expected they would be familiar with the maps that he displayed. He commented that a drone operator could do the survey and Tyson could do an analysis or they could use the tools on his website.

Architectural - Toennis

There were two inquiries but no formal requests received for home improvement projects in February.

Toennis reiterated that based on legal counsel recommendation the new architectural control provisions would be a guideline, not an enforceable provision. He will work on drafting a revision with Rightley.

Parks - C. Hines

No report on parks.

Hines has made no further progress on the status on inquiries to determine needs for road identification and misc. traffic signs.

She stated the newsletter will be emailed sometime next week.

Old Business

Stuedell reported that because of equipment delays LANet is unable to complete installs where there is no line of sight.

Corn commented that LANet may be able to provide equipment to help with SLP water monitoring on the system tanks and possibly on each individual meter.

Stuedell claimed that Verizon tweaked their system but they have no plan for the next 2 years to update. He mentioned the next possibility is to contact other providers. The idea to buy one of the top lots in Unit 6 for a tower is still being considered.

Lisko sent a [letter](#) sent of support to Outstanding National Resource Waters (ONWR) designation for East Fork of Jemez.

New Business

Allan Saenz zoomed in with a presentation on LANet and their plan for monitoring and reporting for SLP.

Corn expressed interest in getting a network into the area to monitor the water system and arrange a meeting with Allan of the site to see if they could install equipment that would monitor our meters and our wells. He thought leaks could be collect data in real time.

Allan stated that they needed to evaluate how to connect with the long range networks at 90 megahertz that would solve the line of sight issue and allow the penetration needed with gate ways. He said the server will collect and multiply sensors will run in low voltage and battery will last for years, but we need a gateway to collect information from devises and send to the internet.

He mentioned smart meters can be put on top of the existing property meters and send the data instead of replacing our existing meters. The cost was estimated at \$159 + \$49 for one gateway and for tank meters \$200 to measure water levels and \$100-\$300 for the smart meters.

Corn stated that our current Badger meter setup are Orion CE. If we had the SE meters it would put out a pulse and homeowners could log onto the internet and get their usage in real time. *Most don't even check their usage on SLP.org, so we doubt real time monitoring would be a big selling point with property owners. Badger did have an auxiliary unit a homeowner could purchase and mount in their home for monitoring when the original meters were installed. We don't know of anyone who bought one.*

Oepping questioned, what are the next steps? Do a small pilot? Buy one gateway and a sensor and put it on the repeater and do some tests on the signals and see if can verify and is workable?

Allan added that there are 15 houses with line of site connected in SLP currently. Line of sight is from LANet mobile trailer located at the cattle guard on the top of FR 10 accessing Cat Mesa.

Star asked if more people are added will the service diminish. Allan stated that more bandwidth can be added if needed.

Action Items

J. Hines reported that LCVFD Chief Taylor is still waiting for more information on the acquisition of water tank(s) from Intel. Hines said the needed size tanks are available but no grant money has been identified.

Lisko gave an update on the alternate wildfire evacuation route from Los Griegos. He sent a reminder to USFS Jemez District with cc to NM State Forestry, Bernalillo Todd Haines with NMSF to seek capital funding for the project during legislative session and, when the snow clears, Brian Riley with USFS will visit and determine the level of work and what will be required for the NEPA process.

Adjourned 8:46pm

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