

## Concerned Members report and comments on the Board meeting of SLPPOA-- March 8, 2022

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

### Author's comments:

- **The co-mingle project was voted down by the board.** There were many comments, concerns and questions from members about the priority of this project when we haven't resolved the 59% main line leaks on system 1.
- 

Zoom meeting called to order 6:35 pm.

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

Absent: Oepping, Cooke - late arrival

Guests: J. Hines (water operator), Van Ruyckvelt, Moore Partridge, Wold, Corn, Moore, Mathews, Watts, Standley, Dewitt, Star, Thompson. Garret, Gaillour, Dean, Gaston. *(some attending via phone)*

Agenda and the minutes of February approved.

Minutes of the special water meeting held on November 6, 2021 approved.

### Officers Reports

#### President - Lisko

A pre-bid meeting with the contractors for the co-mingle project was held at the SLP firehouse on Feb.16th. Two bidders showed.

The annual corporate report for NM Secretary of State was signed and Cross is now listed as secretary.

A memo on the co-mingle project with a recruitment request was sent to invite members to join the water management team (WMT).

There was a bid opening with contractors and NV5 for the co-mingle project on March 2nd. The two bidders were J & E out of Albuquerque with a bid just under \$ 71,000, and David Salazar, from San Ysidro with a bid just under \$44,000.

#### Vice President - Rigney

There was a request from realtor Ron Brown for an updated Road Maintenance Agreement for all remaining lots of Unit 6. The agreement needs to be revised for a new buyer. The agreement will have to go through the attorney.

Rigney made no posts to Facebook during past month.

## **Secretary – Cross**

Cross was not impressed with Otter.ai transcription service. She advised not to subscribe.

She hasn't been able to update the current contact list for SLPPOA service providers.

## **Treasurer – Lisko for Oepping**

Balances in the accounts:

Operating: \$188,398.

Reserve: \$129,397

There are 34 "delinquents" totaling \$36,900. *Not all members have paid and cannot be considered delinquent until after April 1.*

\$666 was transferred to reserves

There was one change of ownership for February.

## **HOT TOPICS**

Lisko reviewed the development of the co-mingle project. The first estimate from NV5, the engineer, came in at \$89,000. The low contractor bid came in at \$44,000. *We question the NV5's ability to accurately estimate engineering projects.*

The floor was then open for further discussion on the co-mingle project. The discussion lasted about 20 minutes with some of the attending members asking questions, making comments and expressing their concerns.

There were some in favor of the co-mingle but the general consensus was that the system 1 leaks needed to be the first priority. Some stated that the board did not do its homework in projecting how the leaks were going to be mitigated, what costs we could be facing, and how we would pay or where would we get the funds for leak mitigation or line replacement, that could cost a few million dollars, after paying for the co-mingle project. There was also the argument that there was no cost/benefit analysis for the co-mingle before it was pursued.

Stuedell questioned whether we should consider a special assessment for the project instead of drawing funds from the reserve.

Corn stated that SLP has the equipment for analyzing sections of pipe for leaks and that volunteers in the past have successfully measured and defined those sections of pipe that had the largest leak rate. However, this effort hasn't been initiated for the past 4-5 years since the new lines were replaced in 2016. Even the new lines haven't been tested since the installations.

Corn commented that the older comingle connection can accommodate most of what a new co-mingle could do. The meter can run backwards and it doesn't hurt anything, but it takes knowing what valve needs to be turned to accomplish sending water from system 2 to system 1. He volunteered to show the board he could reverse the co-mingle

and requested that they witness, before the vote, how the existing co-mingle can function to supply water from system 2 to system 1 if needed.

After the comments, conjectures, and opinions from members and board members, Lisko asked for a board vote to accept the bid from David Salazar to install the co-mingle line for \$43,965 using the funds from the reserve account. *We question why both bids were not discussed and voted on before Lisko decided on the lowest bid. The lowest bid is not always the best choice.*

Rightley moved to accept the bid and move forward with the project, C. Hines seconded.

The final vote Rigney- against, Cross - against, Stuedell - against, C. Hines - for, Toennis - against, Cooke- abstained, Rightley - for, Lisko for. Lisko pressured Cooke to revise her vote, and after some lengthy unnecessary explanation that was unclear, she changed her vote to approve the co-mingle.

Because Oepping was not present at the meeting, Lisko decided to put in a call to him to ask for his vote that was immediately objected to by Rigney, because as Rigney stated, Oepping hadn't been privy to the discussion and was being coerced into a vote. Rigney stated that Oepping should have the right to listen to the meeting before voting.

Lisko proceeded to table the issue, however Corn interjected with 2 issues concerning how the vote was taken: an absent board member has no vote, and according to Roberts Rules of Order, the president only has a vote when there is a tie.

Rigney then clarified the vote for the record; 4 against and 3 for, meaning the motion did not carry. Lisko acquiesced.

#### **Water - J. Hines**

The tasks undertaken this month were the weekly well and pump inspections, resetting the booster pump and working on a water outage at end of Los Griegos. Hines reported 5 customers out of water because of a valve failure. Not only did the contractor not show up, but he didn't have the right parts.

A major water leak on system 2 was repaired on a service line at 631 Aspen Grove with 6 volunteers on Mar.4th.

Hines was in attendance for the co-mingle project on-site contractor pre-bid meeting and attended two WMT meetings.

He received a quote for \$1042 from Mtn. Pacific meter company to calibrate master meters. The board approved the quote.

Hines reported that system 1 is at a 59% main line leak rate and system 2 at a 48% main line leak rate. *The rest of the usage numbers, leak flags and well numbers have been posted on the website.*

There were no issues with the coliform/microbiological reports.

He reported on the WMT's meeting:

The vision statement:

To achieve a sustainable water system management focusing on a proactive approach with professional guidance to the current and future system issues.

The mission statement:

To improve the system to meet our future obligations of supply and delivery of safe drinking water and enhance property values.

And that four goals and how to accomplish them will be continuing topics:

- a. Remove the water costs out of the annual assessment.
- b. Pursue a preliminary engineering report to identify and prioritize tasks for upgrades.
- c. Improve community relations through more proactive communications. Website, Facebook, list server, newsletters, calendar
- d. Develop a narrative on our infrastructure issues and cost to educate the members.

He requested approval to purchase a trash pump with hoses; approximate cost of \$500. Board approved.

Hines also requested to approve the purchase of a load of one-inch base course gravel to fill in the road after the leak fix on Aspen Grove. Approved.

#### **Roads** – Stuedell

He stated that SLP needs to sell the old sander.

#### **Legal** – Rightley

Closure and shut-down of poodle farm operation and follow-up on vacation rental property will be covered in executive session.

#### **Firewise** – Cooke

No report.

Lisko reported that the Fire Preparedness Workshop is scheduled at Jemez Mtn. Baptist Church, Sat; April 9th.

#### **Architectural** – Toennis

No new architectural requests received for February.

#### **Parks** – C. Hines

It will be at least another month before the road identification and misc. traffic signs are installed.

There will be a newsletter coming out soon and she ask for submissions.

She has volunteered to take over the website.

Because the minutes and financials have not been posted since November, Star asked for the minutes and financials to be emailed to her. C. Hines didn't know if that was possible, but suggested she would have them posted on the web soon. *According the HOA Act, with a formal request those records have to be given to the requesting member within 10 business days. We and other members are losing patience waiting.*

### **Action Items**

According to J. Hines, the rate study plan for water billing was submitted but determined to be insufficient and sent back to the water rate study committee for further research and development.

Lisko updated on the delivery and installation of the Intel water tanks for fire suppression for the SLP fire station. LCVFD Chief Taylor will take over on working with the Sandoval Co. Emergency Mgr. Theresa Greeno. Lisko is following up with the NM National Guard for acquisition of crane to remove and setup the tanks. He commented that if the National Guard was involved it would have to have a mission and has to go through homeland security emergency management.

Meeting Adjourned into executive session 8:50pm

ss