

Concerned Members report and comments on the Board meeting of SLPPOA – March 14, 2023

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

Author's comments:

- *Another zoom meeting and some directors are still hiding behind the black screen doing things other than paying attention. The lack of a professional business attitude is embarrassing.*
- *The [reserve policy](#) was stonewalled again, with only one vocal objecting voice. He's the direct reason the reserve policy was developed. During his presidency the reserve fund spent \$63,000 on "fixes" that haven't fixed the problems.*
- *Turning off water services to delinquent accounts was approved. It's about time the Board takes a more aggressive action to collect. We are not a charity.*
- *Water billing is back for planning. Some of the remaining WMT group will be taking on the project.*

Board members present via video:, S.Dewitt, A. Dewitt, Babicz, Star and water operator-Hines

Disagreeing to meet via video: Rigney, Stuedell (partial in and out showing)

Late- Cooke, Toennis

Guests: Moore, Partridge, Van Ruyckevelt, Lisko

Most directors failed to input on the agenda.

President - Vacant.

Vice President - S. Dewitt

Secretary - Babicz

Spring newsletter sent out.

Treasurer -Star

Op Acct- \$ \$174,477.93 down from \$178,757.62

Reserve Acct - \$\$47,671.81 up from \$45,676.84

Transferred \$1,989.70

Sys 1 -\$23,685 remaining balance

Sys 2 -\$13,700 remaining balance

Delinq - 6 from past years \$20,328
31 still outstanding -25 members (\$21,373) for 2023 + 6 past delinq.

Star presented the option of water service disconnect on delinquents that would start June 15. Unless the delinquents signed up for a payment plan. She said she would be sending out the letters after April 1 and request receipt.

Reserve Policy

Star made a motion to approve the policy. The room fell silent for a 2nd and Rigney declared the issue dead. Star reiterated that failing to approve the policy suggested that the board didn't approve of any safeguards for the reserve. Rigney stated that he presented some changes, but that no one answered him.

Star suggested that the Board should look at his comments and in the April meeting we would readdress the issue. *Most of the Board glared like deer in headlights, not giving any argument.*

Van Ruyckvelt stated that if the Board isn't interested in a reserve policy, then dissolve the reserve account and use only the operating account. She observed that the Board member most responsible for depleting our reserve fund seem to be the most vocal against a reserve policy.

Water - Hines

Hines read his report. Other than the multiple leaks on system 2 due to frozen lines, the leak rate on sys 1 was still at 53% and the same for system 2 as the repairs drained the tanks. There were 28 unread meters. Hines commented that these need to be replaced. He also noted a possible leak at the Aspen Grove well house that when equipment could be brought in, they would investigate further.

Roads - Stuedell

Lisko offered approximately \$2K funding from the LCFVD designated for repairs to the road because of the Cerro Pelado fire.

Rigney brought up the possibility that there may be funding from USDA-NRCS for Burned Land EQIP Special State Initiative to Assist New Mexico Farmers and Ranchers Impacted by Fires Declared as a Disaster in 2022. Again declining to help, he farmed that responsibility off on Dewitt.

Lisko asked about any follow-through on the escape road and working with the FS to improve the road. Stuedell will pursue.

Architectural -Toennis

A potential buyer for 195 Mimbres Way asked if they could submit an architectural request to see if it would be approved before buying property.

Parks - Rigney
Nothing

Old Business

No one has agree to take on the president’s chair. However, Dewitt and Babicz agree to split the duties of preparing and presenting the meetings.

Star reported that according to Article X Assessment- special assessments are not allowed to fund the reserve account.

Star stated that the SLPPOA Board Notice email service was activated.
Corn, Hines, Stuedell and Babicz are appointed managers w/ posting privileges.

The 2022-23 director’s terms were identified:

2022-2023				
Director	Start	End	Office	
Toennis	9/2020	2023	Architectoral	1 yr
Rigney	9/2020	2023	Parks & Rec	1 yr
Cooke	9/2022	2023	Firewise	based on 4 votes - 1 yr.
Vacant	9/2020	2024	Legal	based on ??votes - 2 yr.
Star	9/2022	2024	Treasurer	based on 13 votes -2 yr.
Stuedell	9/2021	2024	Roads	2 yrs
Babicz	9/2022	2025	Secretary	3 yr
Gaston	9/2022	2025	Special Tasks	based on 13 votes- 3 yrs
DeWitt	9/2022	2025	Vice President	3 yr
Vacant	9/2020	2023	President	filled in 2023 for remainder 1 yr term but vacated 4 months later by Rigney

New Business

Van Ruyckvelt declined to report until a meeting in-person was conducted.

Star asked Hines about the water operator contractor that was delegated to executive session, however it has been circulating that Hines will not be renewing his Aug contract.

Star presented a deferred / preventative maintenance [projects proposal list](#) for 2023- w/wo special assessment. The list although not inclusive of all the immediate needs of the water systems, was introduced to alert the Board of the costs for projects.

Hines stated he would identify those required state projects that we need to complete.

The FEMA residents applications that Rigney referred to in a past meeting was relegated to Dewitt, as Rigney declined to help.

Star has been looking into a community mgmt company to take over when the Board fails its responsibility to govern the association. *We think that may come sooner than later.*

Partridge complained about the condition of Calypso due to the melting snow. Stuedell suggested that we might be able to bring in a few loads of gravel.

Star asked whether the line freeze up water line work and the road could be done together instead of dumping gravel then digging it up and replacing pipe. *Neither Stuedell nor Hines could get their heads around this one. Just another example of how to waste money by duplicating efforts without planning.*

Lisko brought up the issue of water billing and that he was willing to work on this project if there was Board approval. Star stated that it would help increase funds for infrastructure repair and that we were missing out on approx \$100,000/yr.

Dewitt made a motion to pursue water billing and Star seconded. Rigney stepped in to kill the vote, but didn't succeed. He declared that he would like to see a plan first. His objection to sidetrack the issue failed. The Board approved with two directors skeptical of moving ahead but agreed.

Action items

Dewitt will look into the funding offered by USDA and whether FEMA could help.

Stuedell will investigate the gravel for Calypso.

The next Board meeting April 11, 2023 will be held in person at the fire station

Adjournment into executive session 8:10pm
re-Hines contract.

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