

**Concerned Members report and comments on the Board meeting of SLPPOA –
May 19, 2015**

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

Authors notes and comments:

- A member asked a question about the numbers in the financial report. The Treasurer refused to give a review of the numbers. *If you go to a Board meeting don't expect to ask a question or get an answer. We tried to ask for a verification of some finance numbers and were told that the answer would appear on the web. These numbers may be available in about 6 weeks, but our right to know NOW isn't within the reasonability of the Treasurer to answer. No Board member spoke up to defend the member's request.*
- Delinquency amounts are still in excess of \$23,000. *17 property owners apparently expect the paying members to foot the bill for community services.*
- “We have plenty of money”, was stated by the Treasurer when a decision over adding more money to the road improvement was discussed. *The fact that surplus funds or carryover exist from past years was acknowledged but they keep secret what amount we have as surplus.*
- This Board stated concerns that there is no one interested in running for office or volunteer to work on projects. *Since this Board has been inhospitable to some of its members, it is no revelation to us that they are finding fewer and fewer members that are interested in getting involved.*
- The President stated that this Board “is more truthful” than previous Boards... *you be the judge.*

Meeting began at 7:17 pm

Board members present: Kilburg, Veverka, Nyhan, Bennett, Downing, Otero

Board members absent: Ballman, Fredlund, Brophy

Guests: Corn, Shurter, Star, Ms. Otero, Moore

Treasurer's report

Operating balance: \$131,456

Reserve: \$61,797

Sp. Assessment balance: \$38,883

Delinquencies

Two properties with “uncollectable” debt equaling \$9135

Fifteen properties with collectable debt equaling \$13998

We think these numbers are accurate. Star asked that the numbers be repeated and was told by the Treasurer that the facts would come out in the minutes on the web. This usually happens in a month or so after the meeting.

Five new liens were filed recently on properties that exceeded the \$500 delinquent amount. Three of these have paid their balances already.

Sunland has completed its first quarter review of the books.

The meter can project has cost \$36,716 so far

Water

Maintenance

One leak occurred on Los Griegos and was fixed by Mr. Corn

Compliance

The drinking water storage tanks have been inspected. One in System 1 had silt and some rocks at the bottom and another had a leak from the intrusion of roots into its wall. Both issues were fixed. Mr. Nyhan was impressed by the professionalism of the team that conducted the inspections and has documentation showing the inspection process. In System 1 the tanks are underground, but in System 2, the tanks are partially above ground. He suggested that it may be worthwhile excavating the underground ones (at least partially) because none of the above ground ones show evidence of root intrusion.

Meter Can Project

Thirteen cans have been installed so far; this is about 45% of the total of 29 to be installed this year. A few installations have been problematic because electric and phone lines have been discovered that were not detected by OneCall. In one instance a phone line was cut three times despite OneCall's verification efforts. Mr. Corn notified Windstream about this deficiency. It was finally fixed on May 19.

LevelCon

The LevelCon reader for System 2 has been down since last winter. Rather than fix the old one, a new more modern version was purchased and installed recently. It uses signals from the Verizon cell phone network to relay signals. It is supposed to download data every six hours, but is missing one to two readings per day. It may be that the Association will have to install a directional antenna to get a better signal or perhaps switch to a satellite system.

Firewise

Vegetation management plan. Mr. Nyhan worked with Jemez Electric to remove a tree that was leaning on a power line on private property in Unit 1. He has learned the following from that experience. 1) Jemez Electric is responsible for clearing vegetation on either side of primary electric lines, but not from secondary lines—those feeding from the main line to private residences. In the case of primary lines, the rule is a 10-ft easement on either side of the line and may include cutting down a tree or trimming branches that droop into the zone. Nyhan checked homes in Unit 1 to see if vegetation near secondary lines were problematic and notified homeowners to get in touch with Jemez Electric in those cases. The electric company needs homeowner permission to cut or trim anything on private property. The person to contact is

Lenny Ortiz. Nyhan suggested that this information be posted on the website and that someone volunteer to check in the rest of the subdivision.

IT

Still checking links on the website to see if they work.

Roads

Downing spent a day driving with Mr. Meskimen around the subdivision to make an assessment of what needs to be done with the roads. They arrived at the decision to do the following: 1) smooth out roads everywhere, 2) add millings as needed, and 3) have an engineering study done to assess how to fix drainage problems. If drainage is tinkered with on the higher elevations, it is likely that lower elevations will get flooded. Thus they recommend that nothing be done about drainage until better guidance is obtained. Kilburg noted that an engineering study had been done in the past, but that its recommendations were prohibitively expensive. She will get that study to Downing.

Legal

Liens were filed

The alternative dispute resolution process (mediation) has occurred; the Board received the certificate of compliance and is now waiting for the judge.

Community Relations

The picnic supposed to be held on April 26 was snowed out

Architecture

Jaramillo is installing a fence. Ortiz asked that he file the requisite paperwork to ask for permission, but so far he hasn't.

Parks

Someone placed a new picnic table in the park. The old one is still awaiting resurfacing

Action items

The action to notify people with high water pressures is still not complete. They will replace PRV's as needed during the rest of the installs.

Corn is working the LevelCon problem

Effort to get a web contractor hasn't been completed. Bennett has a lead, but to date this person is busy with other things.

An old freezer has still not been carted off to the dump. The latches are still on creating a hazard. It will require a front loader or other equipment to move it.

Old Business

A homeowner's water pressure dropped because of the installation of his meter. Some mitigation efforts (not disclosed by the board) were initiated and paid for by the property owner. The Board promised some reimbursement. The task at this meeting was to figure out how much the reimbursement should be. Since his water pressure dropped it was determined that he be paid back 20% of the labor costs it took to fix the problem. This amounts to ~\$600. The money will

come out of the Special Assessment fund. Replacement of PRV's and situations like these are reasons for the increased cost in the meter can project.

Road maintenance authorization money will be about \$16K+ for this round of activities. It will not yet include an engineering study. This amount will likely exceed the amount budgeted for road maintenance for the year. A discussion ensued about where the extra money would come from. The Treasurer assured the rest of the Board that money was available from carryover funds in 2014 in the amount of \$24784 and alluded to the fact that there was "plenty" of money available from other carryover episodes. *This is the first time we can recall that the Treasurer has said publicly that carryover money from past years exists. Not sure why this is such a closely held secret, but finally we have a statement about it.*

New Business

Board members discussed the need for a newsletter that would include topics on vegetation management, the report on the inspection of the tanks, etc. Kilburg will coordinate and collate articles; each Board Chair should send her some input.

The President introduced the idea of hiring a management company to take over some the duties now being performed by the Board which may result in dues increases. One Board member noted that this will be unaffordable for some members. One Board member was worried that few people will volunteer to sit on the next Board and fewer still will volunteer to do any work. *Since this Board has been so inhospitable to some of its members, it is no revelation to us that they are finding fewer and fewer members get involved. Members who have been willing to volunteer have been rejected by the current Board. Also, members have offered their help with the meter installation project but they have not been called so far.*

The Board talked about strategies for open meetings with a proposed management company and the members. The meeting, if there is one, may discuss how to deal with the lack of volunteers, the need to employ contractors, the associated costs and potential dues increases to be expected to cover costs for contractors. *We expect that the Board provide a comprehensive plan substantiating the need for future dues increases, not just an arbitrary increase because they can. This would encompass, among other things, a current water system component inventory (this was started a few years ago; it is unclear whether this inventory has been updated since then), a long-range replacement and improvement plan (again this was started years ago; current status is unknown) and a reserve study to set up reserves for upcoming repairs/replacements to avoid surprising the membership with sudden special assessment requests in case of major system failures.*

The task for the immediate future is to gather information on what this would cost and begin to get input from the membership on the merits of the proposal. *It wasn't clear whether the membership would be involved in the decision. This isn't an entirely new idea since the Board in past years did hire a management company to keep the books. And the Association will still have to have a Board to direct the activities of any management company that might be contracted.*

Closed session – 9 pm

Cars dispersed – 9:45pm

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