

Concerned Members report and comments on the Board meeting of SLPPOA May 11, 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 continues to dabble with rate studies for water billing, *but fail to acknowledge how it would be implemented in accordance with the Bylaws. A rate study does no good until the board can be assured that the community is willing to approve water billing.*
-

Zoom meeting called to order 6:40 pm.

Board members present: Stuedell, Oepping, Lisko, Rightley, Burnworth, Cooke, C. Hines, Toennis

Late: Rigney

Guests: Star, J. Hines (water operator), Corn (*some attending via phone*)

Agenda was approved and the minutes for board meeting of March 9, 2021 that was postponed for incompleteness last month and the board meeting of April 13, 2021 were approved.

Officers' Reports

President - Lisko

The Zoom clip of Tyson Swetnam's presentation from the March board meeting was sent to those requesting it, but some couldn't access the video.

Lisko followed up with VRP property owner at 560 Hovenweep on Easter weekend about the excessive noise. The manager said there would be an alternate manager available.

Vice President - Rigney

Rigney hasn't had any response about his request from the attorney to initiate the title search for Lots 1-5 in Unit 6.

Secretary - Burnworth

Burnworth inquired about a community waste management dumpster. *The issue has been brought up before and was rejected due to the potential trash problems from non residents and an attractant for animals.*

She also reported a problem with her neighbors and their loose dogs and concerned that their dogs may knock her down or could hurt someone.

Treasurer - Oepping

Report from the HOAMCO Financial Statement:

Balances-

Operating Acct: \$198,220

Reserve Acct: \$122,573

Oepping reported 11 delinquent s for a total of \$13,771.

\$660 was transferred to the reserve account.

There were no changes of ownership in April.

Hot Topics - None

Water - J. Hines (water operator)

Maintenance

The LevelCon tank level monitors quit working and after replacing batteries and troubleshooting. As reported last month, Verizon quit supporting 3G that operate the transmitters. He contacted LevelCon support and tested a possible LTE transmission to resolve the problem.

The weekly well and pump inspections were performed and 5 property owner leaks were repaired.

System 1 leak rate has increased to 9.6 gals/min. up from 8.5/gals. There were 6 leak flags and a few users over 7000 gals.

System 2: the leak rate was up to .3/gals/min. There were 5 leak flags.

J. Hines received a report from Scott Christenson from the NM Bureau of Geology and Mineral Resources on the well water levels.

Compliance

There were no issues detected on system 1 or system 2 during the coliform/microbiological tests.

NMED sampled 2 wells for heavy metals and VOC. No issues were detected.

Miscellaneous - Lisko

Lisko finally received an RFP from Wilson & Co. Engineers for the water rate study and preliminary engineering proposal. He created a [cost comparisons](#) between all three RFPs drafted and sent it to the Board for review.

Lisko's recommendation was to pursue the WH Pacific RFP. He commented that the Sierra Engineering proposal was limited in scope and would not provide the association with the outcome desired. He stated that the Wilson RFP was a day late and included nothing on surface water drainage as requested. They had also requested more info from the Board after the deadline. He also was critical of the designer cost quoted at

\$88/hr. and stated that at that rate it would be over \$50,000 for the evaluation of 24 properties.

He concluded that WH Pacific offered plan implementation and coordination of an annual replacement of water lines and offered services on finding sources of funds and grant writing. Their references listed projects that they completed in rural areas.

Rigney asked if the references had been contacted. Lisko proceeded to make a call to the reference in El Rito. The reference described briefly his trust and confidence with the WH Pacific personnel, stated he had no bad experiences and commented that he had always received immediate attention from them with his issues. He also commented that they could help resolve some issues with the state.

Lisko - stated that the services performed in El Rito were much the same as what is being proposed for SLP.

Stuedell asked what's the plan for implementing a water billing rate structure. Lisko stated the engineering company would propose that. He also stated that by his reading of the Bylaws Article 10 Section 3, that the members would not have a vote on the billing rate structure.

There was discussion regarding how to manipulate the annual assessments or a special assessment to bill for water. Star asked that the board pursue clarification from legal on what the board could and could not do with regard to initiating water billing before they pay for a rate study. *The board is putting the cart before the horse. There is no indication that a legal plan for water billing has been prepared.*

Cooke motioned to accept the WH Pacific proposal. Oepping commented that before the proposal was adopted, it should be cleared with the attorney.

It was decided that the water rate study of the proposal to be postponed until it could be legally reviewed.

The motion was amended and the board approved moving ahead with task 2 and task 4 of the proposal and table task 1 and 3.

Lisko pointed out that an updated quote won't be needed as the tasks are individually priced out. Rigney ask if WH Pacific performed any inspections. No inspection was done according to Lisko.

Hines and Rightley were not available at the roll call vote. Seven board members voted to pass the amendment.

Roads - Stuedell

Stuedell met in late April with a member regarding placing culvert on Trilobite between Coryphodon and NM 4. He has contacted Raue and is waiting for quote. He estimated the cost to be \$1500. He queried whether other locations should be identified while Raue was on site for the install.

Stuedell mentioned that the member was interested in reviewing the meter readings at the beginning and ending of each month. Corn said that those numbers are available and could be added to the report. J. Hines will follow up on the individual concern.

Legal - Rightley (not available at 8:20)

An email was sent recommending terminology for ACC with a suggestion to but Lisko was not in favor due to the last experience trying to change the Bylaws.

Firewise - Cooke

The Fire Preparedness Workshop occurred on May 1st at Jemez Mountain Baptist Church. It was well attended. The uptake was to expect a bad fire season. LCVFD is planning more curbside chipping.

Architectural - Toennis

No new architectural requests received for home improvement projects during April. A rough draft of new ACC guidelines has been started with couple of sections being completed.

Parks - C. Hines

She reported on the status to determine specific needs for road identification and misc. traffic signs. A list will verify the need of the 25 - 30 signs for posts and brackets. She also volunteered to contact for bids if necessary. Stuedell will forward his contact her.

Cooke summarized that getting the timber out of the green area near Coryphodon would be difficult. She queried whether people along the area could get some professional help for the wood.

She also stated Black Bear park along FR 10 should be thinned of the seedlings by a volunteer committee or just hiring someone to get it done.

C. Hines suggested she would like to organize a workday for the parks and repaint the metal posts and include a potluck.

Old Business

Lisko reported that the USFS crew finally got around to thinning trees in north western area of SLP.

New Business

Lisko stated that the webmaster advises of a generic member account requesting anonymous access to website.

Action Items

J. Hines reported on the update contact with fire chief for acquisition and placing a large water tank from Intel. He stated the best place was behind the fire station. Star reminded them that there is a property owner behind the fire station that needs to be contacted for approval.

Lisko gave an update on the alternate wildfire evacuation route from Los Griegos through State Hwy 4. District Ranger Brian Riley stated that the USFS road engineer has scoped the work and there is no need to build a new road. They can clean up and reopen the old road. The USFS road crew is expected to start work in June. They will also clean up the gullies. Lisko stated that they can possibly accomplish this work without the Good Neighbor Authority.

Lisko reported that they may need a GNA agreement with NMSF to repair High Road and do thinning. Once the road is improved a document will be delivered to SLPPOA, indicating the road's only use would be for egress during emergency circumstances. A combo lock will be placed on the gates at both ends.

Meeting adjourned 8:48 pm

ss

CM Report - Not for Copy