

Concerned Members report and comments on the Board meeting of SLPPOA-- May 10, 2022

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

Author's comments:

- Some "board" decisions/ideas are unreasonably unilateral. *What concerns us is the apparent lack of interest or desire from some of our elected board to change the situation.*
 - It is claimed that the use of the existing co-mingle valve to deliver water from system 2 to system 1 is against State regulations because it is un-chlorinated. *We asked why our water operator hasn't thought about initiating a boil water advisory. Un-chlorinated water is better than no water in an emergency.*
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Zoom meeting called to order 6:35 pm.

Board members present: Lisko, Rigney, Cross, Toennis, Oepping, Toennis, C. Hines
Late - Cooke, Stuedell

Absent: Rightley

Reported guests: J. Hines (water operator), Van Ruyckevelt, Star, Moore, Dean

Agenda and April minutes approved, however not all board members had the chance to review the April minutes as they were submitted shortly before the meeting.

Officer Reports

President - Lisko

Lisko commented on the evacuation efforts and that because a few residents decided not to evacuate, he proposed that when the next fire should threaten our community that the water should be turned off to force people to evacuate. *We hope that was a joke.*

Chief Taylor confirmed VFD only withdrew 3,600 gallons of water for the fire.

The Fire Triage Assessment is an ongoing project and it was suggested that resources would be dedicated to those that have cleared their land.

The prospective buyer of the 4 remaining lots in Unit 6 declined to sign the road maintenance agreement (RMA). The SLP attorney advised that a lien be filed on those properties for back due assessments (\$6,000) before closing to force them to sign.

Rigney questioned whether the lien should be discussed by the board before proceeding. Lisko stated that this is an urgent matter and needs to be done ASAP and that he gave the attorney the OK to proceed. There was no further discussion or *apparent concern* by other board members.

Star inquired what the board plan was should the buyer pay the lien and still refuse to sign the RMA. Lisko stated that the board could employ a hefty fee on road maintenance. Ultimately, he didn't think "we" would have to worry about that.

Lisko requested reimbursement in the amount of \$108.22 for supplies. Approved.

Vice President - Rigney

Rigney mentioned the posts made to Facebook during past month.

Secretary - Cross

Cross welcomed any further updates on suggested revisions to the welcome packet and that the contact list for SLP service providers is for informational purposes only.

Treasurer - Oepping

Account balances:

Operating - \$156,800

Reserve- \$102,470 *Because the leak repair costs for FR 10 and Los Griegos exceeded the total water maintenance budget for 2022, the \$28,290 expense was taken out of the reserve account.*

Oepping reported that there are currently 21 delinquent accounts totaling \$25,600. Delinquent accounts exceeding \$500 are proposed to receive a letter notifying them of a pending lien after July 1.

Two changes of ownership were recorded in April on lots 24 and 25 on Chaco Rd.

Water - J. Hines

Hines finished replacing 400 feet of 4-inch water line at end of Los Griegos Road.

He was informed by the State Engineer's Office that SLP has been being charged for more than we are pumping.

The request for Mtn. Pacific meter company to calibrate master meters that has been ongoing for months and finally suppose to happen this month, has again been cancelled due to the fire.

Hines was informed by the hydro geologist with NM Tech who services the well instrumentation on the Aspen Grove well that despite the falling water levels across the state, our well water level has increased.

A complaint about no water on upper Los Griegos was repaired. It was stated that the issue occurred because of an airlock due to the system 2 tanks draining during the fire.

There was an extensive leak at a property on Aztec Rd in system 1 that is in process of repair.

The tanks drained during the fire due to the loss of electricity. The generator located at Hovenweep was eventually hooked up but not needed as the power was restored.

Hines met with Fred Black from NM Rural Water (NMRWA) and discussed locating leaks. This week Thursday at 9am he will meet with David Romero, circuit rider with NMRWA to scope out the project and do some preliminary investigation on areas that Hines thinks are suspicious.

System 1 has been calculated at 58% leak rate and a 87 gal/day resident use. *According to our records sys 1 is at a 48% leak rate.*

System 2 has been calculated at a 7% leak rate and a 64 gal/day resident use. *According to our records sys 2 is at a 29% leak rate.*

There were no issues with the coliform/microbiological reports on either system.

Roads - Stuedell

Stuedell suggested some protocol for removal of any downed trees blocking roads in SLP. It was decided that if there is an incident that the board should be notified and volunteers found to clear the road.

The board approved to sell the old sander/spreader for \$500.

Stuedell introduced a proposal to construct a structure to contain and protect the cinders and build a ramp to load them. Lisko stated that this should follow the architectural rules that require a site plan and list of materials for review.

Legal - Rightley - absent, Lisko reporting

The owner of a vacation rental at 66 Ashley Lane has not yet accommodated the board's request for submission of a Vacation Rental Permit. If the owner is not cooperative, the board will contact the rental service company to alert them to the policy of the HOA. That may force the owner to either agree to initiate the SLP policy or be subject to cancellation from his rental service(s).

Firewise - Cooke

Funds are available for thinning projects through Cuba Soil & Water Conservation grants and they encourage residents to continue to submit applications. A group request (multiple property owners in an area) is more likely to be recognized.

Cooke requested \$2500 to thin Black Bear Park for 1 day and if the project does not take a day, she has another project where the work can continue. Approved.

There will be a Jemez Mountains Firewise Association zoom online meeting on May 12, at 6:30 PM.

Architectural - Toennis

Toennis made contact with a resident at 145 Hovenweep regarding fencing and is waiting for additional information.

There is a proposed request pending for the installation of solar panels on a roof at 1394 Los Griegos.

He mentioned that the architectural email link was not working. C. Hines replied that she would try to fix it.

Parks – C. Hines

A broken picnic table bench in Black Bear Park was fixed.

Hines may begin installation of the road identification and miscellaneous traffic signs. She would like input for the upcoming newsletter.

There has been previous discussion about the usefulness of the SLP website and she has contacted Schacht for help on the issue. A simple website would be preferred to the existing.

Old Business

Star asked about the comment J. Hines made last meeting that he will not use the existing co-mingle to deliver water from sys 2 to sys 1 because it would be non-chlorinated water and this is against State regulations. Star stated that in a time of emergency, it would appear that non chlorinated water would be better than no water and that a boil water alert could be initiated.

Moore inquired about the clearing of the lots at the north end of the subdivision and along FR 10 by the FS. Lisko assumed that the fire has altered their current priorities.

Action Items

Lisko brought up questions at one of the community fire meetings about fixing the escape route off High Rd and the issues to be resolved about the Intel water tanks for SLP.

The connecting road with High Rd., FR 4AM, still needs water bars and engineering work at both ends of the road. Jemez Forest Ranger, Brian Riley said a crew will be here in May to make the road more passable.

The County Fire Chief Eric Masterson stated the delivery and installation of the Intel water tanks to station #52 in SLP is first a matter of transportation logistics and that Sandoval County Public Works is incapable of transporting the tanks. There is a crane on-site to facilitate loading tanks, but no truck currently available.

Lisko will follow-up with NM Nat'l Guard and others to facilitate transport of the tanks and to find a crane to unload the tanks. Prior to final placement a concrete pad will have to be constructed and a plan is needed for the additional infrastructure.

Meeting adjourned, 7:50 pm.