

Concerned Members report and comments on the Board meeting of SLPPOA – May 9, 2023

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

Author's comments:

- Mumford presented funding information for the Cerro Pelado fire damage. *SLP doesn't sound like it will receive any.*
 - USDA has money, *but SLP doesn't have much chance of getting any.*
 - Exposed water lines and deep ditches from the Cerro Pelado fire flooding damage have not been fixed. *The issue is how to fix these problems before winter with a limited budget.*
 - Water billing is proceeding; *however the replacement of the meter software and hardware at a cost of \$70,000 remains an issue.*
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Board members present: S.Dewitt, A. Dewitt, Star, Toennis, Cooke and water operator- J. Hines

Absent- Rigney (late show) Stuedell

Guests: Moore, Van Ruyckevelt, Corn

April minutes taken by Moore approved.

March minutes missing - no approval.

The importance of the March minutes was the motion made to pursue water billing by S.Dewitt and seconded by Star. The Board approved the motion.

After roll call Jill Mumford who works with the USDA natural resources conservation service, gave her presentation about funding for damage caused by the Cerro Pelado fire. She indicated that those in the burn area were the focus of funding help.

Funding for the SLP community affected indirectly by the flooding was questioned as to whether any funds could be allocated due to our private status and road utility easements. However individual property owners may be able to tap into some of the resources. We missed the deadline (March 2023) for this year.

Who is responsible for fixing FR 10 remains in question until some documentation is discovered on ownership. Bootzin stated that he may have those documents. There was also discussion about SLP private roads and who has ownership.

She will make a special appointment to meet with those individuals with flooding damage. She stated that our damage requires immediate fixes and after the fact we can't expect reimbursement. *The final impression is that there may be little or no money for SLP.*

Star agreed to send Mumford the auto cad maps.

President - Vacant.

Vice President - S. Dewitt

The letter to Salazar is still in process. Waiting for invoices to substantiate the response.

Secretary - vacant- Babicz resigned prior to the meeting.

A. Gaston agreed to take the minutes.

Treasurer -Star

Op Act- \$176,014.67

Reserve Acct -\$49,667.83

Transferred \$1,989.70 to reserves.

Remaining Balances

Sys 1 -\$ \$23,665.77

Sys 2 -\$ \$12,856.24 balance

\$5000 general water fund – total water system funds remaining \$41 522

Roads - \$25000

Delinquencies -

16 still outstanding - \$30,272.73)-- 5 past due. One sold and paid off \$2,690.53

2nd reminder being sent by Star with warning about water service disconnect (Bylaws remedy)

One delinquent \$6,453.18 with lien filed, was turned over to collection.

If recovered, will get 66% of the total. Collection rate is 33%

Delinquent reminder letter went out April 1, 2023. HOAMCO sends the merged files to Star for printing and mailing. The letters were sent certified and 7 were returned unclaimed. The addresses were checked for accuracy and when the newsletter was sent out shortly thereafter, none were returned.

Will send another letter June 1 notify that water will be turned off, lien filed if one hasn't already been filed. Star requested 15 locks for water turn off. She will arrange for a sheriff to work with Hines.

One resident requested a waiver on collection fees.

Hot Topics:

There was no report on the water operator progress. Cooke and Dewitt will work with Hines on defining the water operator duties.

Hines indicated that he was working on SOP's for the position.

There was mention that the Board considers a maintenance person as well as a water operator to manage the system.

Water - J. Hines

The controller went out on Sys 2 and the co-mingle valve was open. Hines is working to get an electrician to fix the controller.

No issues with the sampling.

The well head at Aspen Grove was leaking. The first dig and repair proved faulty. The second dig is still open and moderately leaking when the pump runs and can't be turned off because its supplying water to sys 2 until the controller is fixed. Their guessing it could be an 8-9 gal/min leak.

He reported that the check valve in the pump house is also leaking.

The level con transmitters have been replaced and are working. They are set at every 3 hrs instead of 6 hr.

Mountain Pacific meters tested our well meters. They are 98% accurate.

Well testing results were good.

System 1

Wells Pumped 431,867gals.

Usage 281,452gals

Main Line Leakage Rate =65%

Gallons lost=150,415

System 2

Well Pumped166,960 gals,

Usage = 164,653 gals

Main Line Leakage Rate =1%

Coliform/Microbiological Report--clear

USDA report - Star indicated that despite the reduced requirement for a legal opinion the attorney still wanted \$2500 that the USDA rep stated should cost only a couple of hundred dollars to complete. The issue is on hold until we may find an attorney that understands working with the USDA.

CPA input is needed to determine the tax issues with water billing.

Roads – Stuedell (appeared in time to give his report)

A quote for 2 loads of gravel delivery was discussed. A waiver was suggested in place of a certificate of insurance. Stuedell will work with Dewitt to complete.

Stuedell asked to put a notice in the next newsletter about cleaning culverts.

The escape road was again brought up. A dangerous road that more time and work will not improve the situation.

Selling the old sander is still in progress.

The culvert(s) needed for the repair on Aspen Grove/Calypso are going to be ordered. Estimate about \$800 ea.

Architectural –Toennis

There is concern about a tiny house on wheels that is being used as a residence on Trilobite. There has been a complaint by the neighbor. Into what category a tiny house fall with regards to the CCR's is going to be investigated.

Parks – Rigney

Rigney is delegating the parks clean up to some yet undetermined volunteers.

Old Business

Corn discussed the current and future meter software and hardware upgrades that are being evaluated by WMT. He described the Isaac transmitter units and how the system works with the wells and tanks.

He mentioned that the old meters had a battery life of 10 yrs where the new upgrades would be 30 yrs. We installed in 2013 and we are now at a replacement time. The old CE meters are extinct. We could buy and replace the radio transmitters and keep the existing meters for a time. Replacing 150 meter would take some time.

As meters are replaced there would be the need to use 2 different readers. One for the old meters and one for the new meters.

He described the process of collecting the data from the meter reader and inputting it into the computer for analysis. Hines says it takes about ½ day to disseminate the data. He stated that volunteers are needed to take over the readings and learn the system. We may have to consider hiring an individual to read the meters.

The cost of hardware and software and meter replacement would run about \$70,000. There is also the need to upgrade to Win 10 on the computer.

MOU - Star reported that the county has rejected the MOU. She stated that they would not be using SLP water but find their own resources for the tanks.

Star confirmed the turnoff date for the meters of the delinquencies to be the first week in July.

Star requested that the Board pay attention to the emails and respond promptly as some issues need immediate attention. A majority of responses would work. She was concerned that the bid for the electrician for the controller didn't receive many Board member responses.

Van Ruyckvelt requested a commitment about whose was going to take on the water operator task. It was decided that S. Dewitt, Cooke and Hines would start working on it. They mentioned craigslist, newspaper ads, facebook and NMRWA. It was also suggested to contact other communities regarding a mutual sharing.

Hines mentioned a person who might be interested in the meter reading job, but only in sys 2.

Star will send the water operator info.

Adjournment into executive session 8:10pm
Cars left 8:55