

Concerned Members report and comments on the Board meeting of SLPPOA – November 10, 2015

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

Authors notes and comments

- *A Board member made an interesting observation that sums up the difficulties of this Association; we don't have good corporate memory. Each year the Board makes a decision to learn from the past or reinvent the wheel; the later appears to be the option of choice...maybe because it's easier.*
- *An Audit has been complete, but not because it was long overdue and a requirement of the Bylaws, but, to protect the Treasurer and the Board from the lawsuit. Somehow we would think members rights would enter into the picture, and we ask, why would the Treasurer and Board need protection if they're complying with the governing rules of the Association?*
- *They talked about New Mexico Rural Water Association as if it was some new discovery in water system management. About that corporate memory, a NM Rural Water Association official worked with us for years in the past and gave us great engineering advice about our water system. Unfortunately our water gurus at the time, decided they knew more and could do the job themselves and the free help was all but ignored. Today we are still fussing with problems that plagued us 10 years ago and might have been solved then if we took the advice offered.*

Nov 10, 2015 call to order 7:21

Board members present: Bennett, Brophy, Nyhan, Veverka, Otero, Bushnell

Guests: Star, Moore, Ms. Otero, Corn, Shurter, Van Ruyckevelt, Schacht family,

Agenda approved. Minutes – approved

Treasurer: rolling balances estimates:

Operating acct.– \$82422

Reserve acct.- \$65920

Special Assessment acct.- \$28797 *(This account will be rolled over into the operating account at some point. This has been reported for months, but hasn't occurred yet.)*

Collecting on 3 properties; 2 are on monthly payments, the 3rd being pursued by attorney. *(This report also mirrors reports given for months now.. and the individual(s) being pursued by the attorney still hasn't responded.*

Collectables \$2774

Uncollectibles – Not reported *(but in past reports this figure was over \$11K. Since nothing has changed, we can assume the number is about the same, too.)*

Legal costs so far for the lawsuit - \$7941

Sunland Mgt reports no abnormalities. The quarterly review will be posted on the web.

The Audit is complete and will be posted on the web. The cost for the audit (spanning 3 years) is reported at \$8682.19

A Board member continues to question why an audit was done; also worries it was too costly. The member claimed that that District Attorney's office suggested it was unneeded. It was further stated that the District Attorney's opinion trumps the Bylaws. It was stated that an Audit was done to protect the Treasurer and Board from the lawsuit. *Nowhere was it mentioned that the Audit is a requirement of the Bylaws every 3 years and that the Board is obliged to follow these rules.*

In 2015 expenses for Association activities have thus far totaled \$85494 of a \$106,950 budget. However there will still be costs to close out the year.

It was reported that legal expenses for 2015 total \$12,000 which includes the lawsuit and the collections process. *It appears, so far this year the Board has spent \$4000 on legal fees to collect delinquent account.*

Water

It was suggested that American Leak Detection's efforts were discouraging for the cost of the service. Of the 4 leaks noted, only one at the intersection of Hovenweep and Mesa Verde turned out to be a legitimate leak. The rest were dry holes. Pictures will be available in the newsletter showing detection and fixes to the leak This unsatisfactory effort suggests that future leak detection will have to look at other mechanisms to detect leaks. One board member has been tasked with asking the leak detection company about the unsatisfactory outcome.

It was reported that System 2 is still producing warning levels even though the tanks show no signs of problems (like overflowing).

David Romero of New Mexico Rural Water Association came up and got a tour of the SLP water system. This agency seemed to be a new player to most on the Board. *We question why. Many times in the past New Mexico Rural Water Association has offered help on our water system and provided engineering plans for our system overhaul (including the free report by Peter Nathanson). This help was seldom taken advantage of and we doubt if the current Board has read any of his suggestions.*

A Board member fixed his frostfree valve, but is still getting a leak flag. He questioned the accuracy of the meter and it was explained that leak flags indicate leaks as small as 1 gal/hr in a 24 hr period. A more accurate way to determine if there is an issue is to make note of the usage during a time when all the water is turned off and leave it off for a couple of hours and then recheck the reading on the meter.

We still have 4 property owners using in excess of 10,000 gals of water per month. 3 have been excess users for some time and 1 is noted as a new excessive user. *It isn't clear if anyone on the Board has spoken to these property owners yet to alert them to their usage. They have said they will do this, but there has been no or little mentioning of followthrough or results.*

Compliance

Some investigation is being done on community drinking water groups to compare our situation and organizational structure to others in the state. Some comments were made about Mutual Domestic Water Associations and the quasi political issues that some Associations are experiencing.

Firewise – no report

IT webpage 20-30 people have signed up for personal accounts.

As a result of the spam being received on the Board's personal email addresses on the front page of the website, the Board's personal emails will be moved to pages accessed through the password routine. Messages are still being received at Board@slppoa.org.

There was discussion about government grants to build our own internet services. There may be grants available.

Roads

The road contractor is getting the road markings done and is planning to begin road work on Los Griegos on Nov. 11. He will be taking dirt from the sharp banks to resupply dirt to the roads. There was mention of getting FEMA help to repair roads. It was reported that FEMA has free money to improve roads to accommodate fire and rescue.

Plans are being developed for more major road repairs next spring.

Legal – 1 delinquency in process.

Community Relations - More raccoon info.

Architectural & Parks – no reports

Last month's action items

Water leaks– nobody has been contacted.

According to Todd Haines from the state forestry, the tree count does not concern the number of trees per acre but the size of trees, the slope of the land, and drainage. The old recommendations of 400 trees per acre will be reviewed and a new set of recommendations/covenant changes will be developed by the Board for changes to the CCR's of the Association. Depending on terrain etc., down to 40 stems/per acre and even less may be appropriate in certain areas.

An update on how alternates for the Board would be handled was mentioned. Article VII, Page 5, of the Bylaws was referenced.

Old business

The webmaster is to post the policy on the procedure for listserver postings.

An open forum on a different site was mentioned however no action was taken on the suggestions.

Old business

The threshold policy for leaks: 10,000 gal/mo, with a leak flag, the occupancy factor and eminent property damage will be guidelines for possible shut off. *We agree with the statement that, the Board needs to be more proactive on these problems.*

There was some indication that excessive water users might be needing more amounts of water for personal needs. *No further follow-up by the board. Biggest concern appears to be immanent potential for property damages due to household leaks. Leak policy can be refined once having an organization dealing just with water.*

They talked about considering people with hardships and water usage problems.

It was mentioned that just talking to people seems to help get water leaks resolved. The 48,000 gal leak got fixed due to communicating with the property owner. *The ability to communicate does appear to be a BIG stumbling block between the Board and the members.*

New business

Discussion began about community neatness and how this should be addressed in the CCR's. It appears a controversy between members is developing on how to deal with number of animals on the lot, storage of items on a lot, etc. *Years ago a lengthy effort was put forth by a former Board member to consolidate and refine the CCR's of the Association. This effort never made it to an Association vote.*

UPS can't put chains on its delivery truck anymore. Starting now until spring (with clear roads) the UPS delivery man will call residents ahead of time and let them know when to meet him at the mailboxes to receive their delivery. If a package cannot be delivered in that manner, the package will be left at Amanda's in La Cueva for pick-up as long as the store owner can accommodate this service. The eyesore freezer on Los Griegos has finally disappeared.

A discussion ensued about the SLPPOA covenants. Covenants are established and submitted with the State to accept a subdivision. This needs to be discussed by the board when it comes to covenant changes. SLPPOA has 4 sets of covenants all of which may need to be changed. Unit 1 has the most lenient covenants. All existing covenants were written by Bob Bootzin, the developer of the SLPPOA subdivision.

Los Griegos, Cerro Pelado, and Trilobite are the roads on the repair agenda this fall. Members should find info on the SLPPOA web page. At this point, work involves filling in holes with dirt from the hillsides.

Star asked for more information about the Reserve Study. It was reported that it was recommended by the 2009 Auditor. The Board is still in the review stages with one company, Criterion, that was recommended from HOAMCO management company for the Reserve Study .

Moore asked a question about the size of the leak on Hovenweep. It was reported it was about a 3 gal/min; not a big leak.

8:38pm executive session. No reason mentioned of what would be discussed in the closed meeting.

9:20 cars dispersed.