

Concerned Members report and comments on the Board meeting of SLPPOA – November 15, 2022

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

Author's comments:

- The 2021-2022 Board is ultimately to blame for the drain on our operating and reserve accounts because there appears to have been unilateral decisions that ignored the Financial Oversight Policy. *When the Board team is not included in the decision making process it doesn't surprise us that the result manifests into a lack of interest to participate.*
- Starting now only urgent/emergency road work will be done and those volunteers with tractors will have to help. Water outages may not be fixed in a timely manner. *Lack of planning on the Board's part now places the burden on the property owners.*

Board members attending: DeWitt, Cooke, Gaston, Stuedell, Babicz, Star, Rigney, Toennis
Absent: Cross

Guests: Moore, Van Ruyckevelt, J. Hines, Gaillour, Corn, Partridge

Approval of agenda and minutes.
Emergency minutes for legal action on Unit 6 approved.

OFFICERS' REPORTS

President –Rigney

Rigney is resigning as president as of Jan 2023 and will continue on the board in a less stressful capacity. *He may have stayed had more board members been more 'helpful' with our problems and realized their appointments are just as important as the president's.*

His task of delivering FEMA applications to the homeowners on Calypso and Aspen Grove may be referred to another board member.

Despite a renewal of the Zoom meetings package of \$159.27 *concerned members have been encouraging in person meetings. Zoom in our opinion is interfering with progress and interpersonal relationships.*

Vice President –Dewitt

He reported no new progress on any Cerro Pelado flooding reimbursement.

Dewitt agree to take on the Ashley Lane issue. There was considerable discussion on the subject and no definitive plan. Star has been recommending that communication is vital with the disgruntled property owner. Dewitt and Stuedell recommend that we wait and let him sue. *Not a good way to solve a problem, nor can the association afford to continually run to the attorney for every problem.*

Secretary -Babicz

Some new board members still have not submitted certification that they have read the governing documents in accordance with the HOA Act.

Treasurer -Gaston

The balance in accounts

Operating Account: \$71,190.34

Reserve Account: \$42,335.07

There are 7 delinquent accounts, 6 over \$500, totaling \$ 14,481.89. An increase of \$1,085.52. Liens have been filed on each per SLPPOA lien policy

We have one delinquency below \$500 *but it's unclear whether that is being handled in accordance with the Past Due Account Lien Policy.*

\$666.67 was transferred to the reserve account.

There were two changes in property ownership

Gaston resigned as treasurer. Star agreed to fill the position.

The budget was approved and due to the serious depletion of our operating and reserve accounts because of overspending on roads and water this past year, the 2023 annual assessments will increase by 10% to \$1,095. It was noted that only urgent/emergency repairs will be done on roads and water this year. That means those who have tractors will need to help with the roads and residents will need to store up water in the event we have leaks that cannot be fixed in a timely manner.

An audit will be done and the reserve study will be postponed due to lack of funds.

HOT TOPICS

There were no volunteers to chip the slash from the Cerro Pelado road work.

Water - J. Hines

Hines had 5 main line leaks repaired; 4 on sys 1 and 1 on sys 2.

It was stated that the vibratory roller used during the road maintenance sheared off water lines attached to the main and caused the leaks. *We pay to fix the roads and then we pay to fix the water lines that the road maintenance damaged. We are "losing ground."*

The line replacement from the Aspen Grove well head to the co-mingle can that started in August will not be completed this year. The contractor Salazar failed on his job responsibilities and was fired by Hines when he refused to complete the work. *We question why Hines has been given the authority to fire a contractor. We thought that was the Board's authority.*

Finishing the project will require hiring another contractor at additional cost and it was agreed to fill in the exposed lines until Spring. *Lack of planning and funds approval by the Board and Hines and failure to obtain references have subjected our association to unnecessary expense and set us back on remedying the 300,000 gal/mon leak that we expected to accomplish. The WMT that should have been consulted on this project was left out of the loop by the water operator and the president.*

Two chlorinators have gone bad and replacements at \$1,229.90 each have been ordered. And Hines reported that our wells have to be tested every 3 years.

The meter readings are of little value because we had so many leaks on the systems this month.

*There are 7 users on System 1 and one user on System 2 that are using excessive amounts of water. These households are all reporting leaks on their lines, and have made no effort to repair, because **they are not being charged for the water.** It has not been reported that Hines has investigated any of these properties and encouraged the property owners to call for repair.*

21,764 gals.

15,125 gals.

8,747 gals.

9,939 gals.

9,423 gals.

18,548 gals.

14,602 gals.

8,667 gals.

The state restriction on water usage is less than 7,000/gal/month, and our Board continues to drag its feet on taking any action.

The coliform/microbiological report indicated no issues.

Star asked about the Intel tanks and who was going to pay for and construct the needed fencing to prevent access if they will be lying in the park indefinitely. Hines stated that we have the fencing material, but there was no indication of who would construct.

Roads -Stuedell

Ashley Lane was inspected by Meskimen, but no action has been taken.

Legal - Cross- absent

No report.

Firewise -Cooke

Moore stated that there are trees being cutting down at the entrance of SLP and questioned Cooke about the status. Cooke didn't know.

Architectural -Toennis

No new requests for the month.

Parks - Vacant

Action Items

Discussion on the \$500 policy met with statements like: Cooke – if the roads budget is \$20,000 then the chair should be able to spend and we should trust in the chair's judgment. Star disapproved because the Financial Oversight Policy was put in place to assure we don't have the overspending that has substantially depleted our operating and reserves without any oversight by the Board. That's what has gotten us into this financial mess. Rigney stressed that this policy is to be followed. *We're sure that Star who will be watching the finances, will insist on compliance.*

Meeting ended 8:18 pm

Executive Session

Star requested hearing/litigations threat.

by