

Concerned Members report and comments on the Board meeting of SLPPOA October 13, 2020

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

Author's notes and comments:

- Five lots in Unit 6 at the top of the SLP subdivision off Los Griegos and High road are on the sales block. The owners have never paid any association dues, nor might they have had to if the developer didn't require them to execute the restrictive covenants for their Unit.

Development at this elevation may cause considerable damage to SLP roads that the membership now pays for to maintain. We are waiting to see how the board is going to negotiate the fees to allow the new owners road access and whether this will put a new financial burden on the membership for future road expenses.

Zoom meeting called to order 6:35 pm.

Board members present: Stuedell , Oepping, Hines, Lisko, Cooke

Excused absent: Toennis

Guests: Star

Agenda approved. Minutes of September 15 approved.

Minutes for the annual meeting cannot be approved until next year.

Officer's report

President - Lisko

The owner of 5 lots in Unit 6 is selling. Lisko announced that based on the budget it was calculated that 37% was going toward road and snow maintenance. He recommended that \$335/yr. would be an appropriate fee for an owner buying these lots to reimburse the association to pay to cover roads expenses. *We disagree. The logistics of development in this area will involve tremendous wear and tear on the roads that already sucks an inordinate amount of monies yearly out of the budget for maintenance.*

A property owner on Ashley Lanes reported smelling exhaust fumes in the evening. Testing is being down to trace it down the source.

A cover letter has been drafted for the election of 5 new board members. A special meeting (subject to meeting a quorum) will be held on Nov. 7 to determine the new members that will be elected to the board for 2020-2021. Lisko stated that if a quorum is not met, the board won't be able to count the election, and he may decide to send another letter and asked the other board members to start calling to drum enough votes for a quorum. Lisko will check with the bylaws to determine the exact number needed for a quorum.

The board approved a request from Lisko for reimbursement for expenses totaling \$428.

Vice President - still vacant

Secretary - C. Hines

Hines mentioned a nomination committee was formed and 5 or 6 members confirmed their interest, however only 2 people eventually offered their names for the ballot, Keith Rigney, and Paul Rightly. The board could appoint if needed.

The board approved C. Hines request for expense reimbursements of \$486.

C. Hines mentioned there were no postings of the 4/14 and 6/16 minutes on the website but that the problem has been corrected.

Treasurer- Oepping

Balances in the accounts:

Operating - \$137,657

Reserve- \$117,802

There are 16 delinquents for a total of \$9,095.

\$666 was transferred into the reserve account.

The 2020 budget was finalized and the board approved that there will be no increase in dues for the next year. The dues will remain at \$ 905/lot bringing the total budget to \$140,409.

Oepping noted that there was no transfer of ownerships this month.

Cooke requested \$3000-\$5000 be allocated for thinning the parks. Oepping stated that the association account has exceeded the FDIC insurance guarantee (\$250,000) and that it would be good to spend some of the money.

The 2020 budget was approved.

Water maintenance/compliance -J. Hines (acting water operator until he is licensed)

He stated there was a repair at FR 10 and Hovenweep, water was shut off due to some culverts installation and that he has disinfected and plugged holes in the Aspen Grove well house.

He reported that water usage has gone up. Sys 1 had 12 users over 7000 gals; 8 with leak flags and Sys 2 had 6 users over 7000 gals.; 4 with leak flags. He hasn't sent out letters yet to those with leak flags.

He finished a fence around the sys 2 tanks.

J. Hines noted that SLP received a drinking water notification alerting the association that the state will no longer pay for our contamination analysis.

The fence around the storage shed has not been done due to lack of materials.

J. Hines noted that he is still waiting for the second testing results on the property with the high lead reading.

Roads - Stuedell

Stuedell reported that Raue installed two culverts, one on Redondo Vista and the other on Los Griegos. There has to be a catchment developed to get one of the culverts to work properly.

Two trees on a resident's property need to be taken down to widen the road for the work. The

additional cost he stated to be \$3095. The board approved the additional work contingent on contacting the owner before taking out the trees.

Stuedell noted that Raue did some additional road grading work and submitted an invoice for the work.

Lisko commented on an alternate road near the sys 2 tanks that needs the slope trimmed down in order to access the tanks.

Stuedell hasn't done any work on the missing road identification signs.

Legal- Lisko

Lisko sent the managers of a new B&B off Hovenweep information on the "policies" for a rental business in SLP but has received no reply yet.

He mentioned that Steve Long has sent his final invoice.

Firewise-Cooke

Cooke is in process for reporting for the corridor fuel reduction.

Architectural - Lisko for Toennis

Toennis' report stated that there was an addition for construction, and a deck extension approved. There is a remodel on Bonito Way and he is still waiting on the form from the resident.

Parks - C. Hines

C. Hines is checking on the areas.

Old business

Stuedell reported regarding the cell phone tower, that LA Net is looking at 4 locations.

Lisko reported that a resident of SLP commented that a new microwave connection could be a similar to Windstream's DSL and because they kept piling on more customers, the service was not as robust as originally proposed. Stuedell commented that microwave link shouldn't have the same limitations as DSL, but will check into it.

Lisko proposed a socially distant catered meal and live entertainment in conjunction with the special election for some community camaraderie, however other board members were not in favor.

New business

Lisko reported that mobile vs. manufactured homes will be analyzed by the attorney.

Action Items

The alternate fire route for access out of SLP is still pending action.

J. Hines is contacting other communities about comprehensive water policies. He is also looking into prices for installing the large water storage tank from Intel, but foundation and infrastructure is the concern.

Meeting adjourned around 8:30.

ss