

Concerned Members report and comments on the Board meeting of SLPPOA-- October 12, 2021

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

Author's comment:

- The board president has decided to hold a meeting in Jemez Springs to throw out solutions for our water systems problems by agencies that don't know our problems. *Unfortunately most of the members are also clueless as to what our problems are, and there is no indication that the Board has a follow on plan. If one doesn't know where one is going, any road will do.*

But... the BBQ luncheon is FREE!

Zoom meeting called to order 6:34 pm.

Board members present:, Oepping, Lisko, C. Hines, Stuedell, Rigney, Toennis.

Board members absent: Cooke, Rightley

Guests: Star, J. Hines -water operator, Moore, Cross, Morris, Van Ruyckevelt

The agenda was approved with the following additions: for Firewise, a notice of the upcoming prescribed burn and a report for firewise.

The regular Board Meeting of August 10, 2021 drafted by Lisko because it was not done by Burnworth was approved.

The annual membership meeting of Sept. 11, 2021 was drafted by Lisko, for review by the members in the next few weeks and will be posted as a draft on the website until next year when the members approve it.

The regular Board Meeting of September 14, 2021, drafted and submitted by Rigney was approved.

Officers' Reports

President - Lisko

Lisko sent an email to District Ranger Brian Riley on in support of an extension for LA Net. Riley responded allowing a 2 month extension before LA Net would have to move their equipment off FS land.

There was discussion about LA Net's purchase of lot 3 in Unit 6 and meeting the CCR's requirements of building a tower and a residential structure.

Lisko was notified of a potential tree leaning over roadway near Aspen well location but didn't think the tree posed a problem. When the commingle project starts they will look at the tree.

There was a follow-up with Casey Spradley at Cuba S&WCD on landowner thinning grants. She doesn't have the funds yet, or approval to proceed but noted that the grants would be on a first come first serve basis. The requirement is at least 1 acre for the 80-20 split. Members will be notified.

Lisko introduced a draft announcement for the special zoom meeting to be held at a church in Jemez Springs on Nov.6. There were no comments from the Board and Star requested that Lisko read aloud a summary of the announcement for those attending the meeting that were not on the board and were not privileged to the announcement text. Lisko briefed over the intent that the meeting was to provide information to the membership about water billing and infrastructure upgrades with a BBQ lunch buffet thrown in. *After being forewarned about the continuing Covid threat, Lisko made a unilateral to push ahead.*

In a recent email from Lisko to Star he stated "[the Board] have been working diligently to provide members with a true representation of what is at stake here for SLPPWA water systems."

Star commented that the meeting should be postponed because there has been no education offered through the SLP website, the newsletters or any mention at any board meeting of the water system problems over the last years. She estimated that 85% of the members don't have any knowledge of the water system issues. She said the agencies invited don't know our issues either. *Some on the Board appear clueless to the fact that members need to be convinced that we have problems before the Board throws solutions and a BBQ at them.*

Morris expressed his interest in fixing the water system and thinks the meeting is a good idea, however, he wasn't interested in turning over the water system to another entity. *The perception of turning the water system over to another entity proves that there is plenty of misguided gossip floating around the community.*

Oepping suggested the letter include an educational prelude.

C. Hines - agreed with Star but because the meeting has already been put into action by Lisko (*based on his agenda*) that she could fill in with some education in a newsletter to prep the members. She also suggested that there be follow up in each future newsletter with educational updates.

There was a comment made to use the link to a website (<http://www.slpwater.us>) that was previously sent to the board to build on the education.

Lisko agreed to send out the letter with the additions including a notice that there would be background education about system problems and that a discussion would be added to the meeting agenda.

There was a reply from the attorney regarding the LA Net purchase of Lot 3, Unit 6 about considering the possibility that LA Net's purchase could be positioned as a utility,

and that the association should purchase the land and run the utility. That idea didn't make much headway with the Board.

To be in compliance with the CCR's, LA Net would have to build a 600 sq building.

There was an interruption in the discussion to interject an idea of voting on the idea of changing the CCR's to, in essence, grant a variance for LA Net, but that would require a change of the Bylaws. That idea didn't make it to first base either.

Vice President - Rigney

Rigney summarized the three posts on Facebook made during the past month regarding information on SLPPOA. There is a chat on Facebook for SLP.

Kristi Cross was introduced and nominated to serve on the Board as secretary. She was reminded that a form had to be signed stating that she had reviewed the Bylaws and other association documents.

Secretary - Vacant

C. Hines reported that the issues with the webmaster and GoDaddy, our website host, have been resolved.

She confirmed that all new memberships have been sent a welcome package and that in the future that would be Cross' job.

All the SLPPOA equipment, office supplies, etc. were reported received by Lisko from Burnworth.

Lisko noted that Star inquired about the missing financials, minutes, and water usage reports on the website and that those documents have been updated.

Treasurer - Oepping

There were two changes of ownership.

Ryan and Janie Rettinger - 41 Hovenweep Loop

Konstantin N. Borozdin - 11 Lauer Lane

Account balances:

Operating - \$134,000

Reserve - \$125,985

\$660 was transferred into the reserve account.

There are 11 delinquents totaling \$12,777.

Star asked what the board is doing to collect. Oepping remarked that the delinquencies are turned over to HOAMCO. Star questioned whether HOAMCO is making any legal attempt to collect and it was stated that there are some demand letters that have been sent out. Oepping agreed to look into the situation.

The tax bill of \$222.79 has been paid again despite the fact that it was already paid. Because there was a mix up at the state level that subjected SLP to a collection letter, Oepping paid again and will follow up on the refund once the correction is acknowledged.

There was discussion on finalizing the budget proposed for 2022 and the board approved to move forward with Oepping's draft.

Star requested to address the Board on \$53k for roads, and \$7k for water. She mentioned that there was \$30,000 in the budget for water but that only \$7,000 was spent and questioned the board's priorities. She stated that she was interested in what the board's plan was for funding our water system improvements this year, however there was no further comments from the Board about a plan.

Oepping declared that there is a need for a financial plan and expressed his concern in the budget over the legal fees.

The discussion turned to the increase in dues for the upcoming year. The board approved a 9.95% increase (to eliminate any cents) that will raise the yearly assessments to \$996.

Stuedell interjected that he thinks we're going to the attorney too often.

Hot Topics

The road maintenance agreement previously drawn up by the attorney that will affect the owners of the Unit 6 lots was approved so LA Net can move ahead with the purchase of the lot.

Water – J. Hines

J. Hines reported that the FR10 well is operational and systems 1 and 2 are running independently again.

There was a leaking pipe at the Aspen Grove well house that was fixed.

Leak flag letters and excessive use letters are being sent out and Hines assisted one customer in leak detection.

He is still waiting for his test date from the NMED. He confirmed that they will waive his requirement to work under the guidance of another water operator due to his former experience.

Scott Christenson did some well water level measurements and only Aspen Grove showed more usage.

The commingle project with NV5 engineers is projected to get done this fall.

Hines will be attending a water conference on meter calibration and is pursuing information about when our property meters need to be changed out. He is also investigating the status on required three-year recalibration of well totalizers.

Meter readings for August reported in September included a reported 54% loss on system 1 at 303,000 gals lost this month.

Coliform/microbiological reports on both systems are absent.

An important number that is missing in J Hines report is that YTD SLP has lost almost 3 million gallons in main line leaks. We hope members will take notice of this high number.

Roads - Stuedell

The sanding equipment is being worked on but the repair is still not complete.

Stuedell asked for approval to purchase cinders for the roads for winter at a cost of \$1524. Approved.

Morris, a member of SLP has submitted a snow removal/plowing contract. There were questions about the status of his insurance coverage, a possible surety bond and the suggested requirements from HOAMCO to hire a contractor. It was decided that the Board will waive the HOAMCO requirements and approved the contract to avoid further delays.

There are sand barrels in the shed for any property owners needing one.

Legal - Rightley-absent (Lisko reporting)

The County Animal Control confirmed that the puppy mill operating in SLP is within their statutes.

The state guidelines on privacy issues of pointing a camera into neighbor's house, as it is on their private property, was not considered to be illegal.

Firewise - Cooke-absent (Lisko reporting.)

The draft letter from Moore to USFS to clear deadfall along the north boundary of SLP was revised by Lisko and it will be sent to Brian Riley.

According to Stuedell whose property adjoins the forest boundary, the requested snag removal by the USFS was completed but they didn't address clearing the area.

Luke McLardy? from the USFS is planning a prescribed burn where smoke may affect communities to the west of SLP.

Cooke has collected reports on resident land clearing for firewise.

Architectural - Toennis

There were no new architectural requests received for September 2021.

The layout of a cabin with a tower for LA Net on lot 3 of Unit 6 is pending.

Parks - C. Hines

A yellow jacket nest was eradicated in Black Bear Park. C. Hines anticipates that when the snows come they will burn out the stump.

She has ordered 2 new commercial grade swings for the playground.

She asked for approval to order the road and identification signs at a cost of \$1,611. There will be 15 mph speed limit signs posted.

Van Ruyckevelt requested that adherence to slower speed limits should be addressed in the newsletter as her handyman was forced off the road by a fast moving vehicle taking up both lanes of the road on Los Griegos. Lisko also reported an almost accident at his corner on Bonito Way and Hovenweep.

Old Business

There is no further news on Windstream bringing fibre optic cable to SLP. The work appears to be going up Thompson Ridge.

New Business

Lisko presented his request to fund the BBQ for the Nov. 6 meeting. He estimated \$350 for foods for the luncheon. He asked whether the board is willing to bring a potluck, to which there was only one reply. Two board members stated they would be attending via zoom. Based on the lack of apparent enthusiasm from Board members, Lisko decided that the entire catering will be turned over to Rudy's BBQ.

Lisko questioned whether the meeting should be made into a video. Rigney asked if the meeting is being recorded, would a link to the meeting via zoom be available. Star commented that the last link via zoom to a prior presentation could not be accessed. She requested confirmation, according to a prior email from Lisko, that the meeting would be recorded and transcribed and a hard copy be available. Lisko confirmed.

Action Items

There are two 25K gal tanks available from Intel and the Masthead Co. was to scope the logistics for delivery. The recent meeting scheduled with them and fire department personnel was cancelled because he didn't show up.

The 30K tank that was originally planned for, was not secured by Chief Taylor. Lisko commented that one 25K tank and an additional 5K tank would provide the necessary water supply need to increase the ISO rating. Lisko and J. Hines are still searching for funds to acquire, transport, and place the tank and it was stated there may be money available through NM homeland security land management.

Meeting adjourned 8:49 pm

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