

Concerned Members report and comments on the Board meeting of SLPPOA – October 11, 2022

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

Authors' comments:

- As we could project, the board chose to bypass the communication's chair offered by Star because of the CMSLPPOA website. It's unfortunate because SLP has over the past few years been neglectful about their communications with members. *And they admit it. But we don't expect things to change.*
- Bringing in the Intel tanks was approved by the Board *without the required input from the architectural control as per the CCR's of Unit 2.*

Lee Taylor LCVFD fire chief was allowed to begin talking before the meeting was called to order.

He was there to support the delivery of two 25,000 gal water tanks, 36 ft tall and 10 ft in diameter, from Intel. They will be installed on the hill south of the station. Noted was no cost to be incurred to SLP as a grant for transportation has been acquired and it was inferred that the county would pick up the rest of the tab to make the tanks functional. *But that was not part of the conversation.*

Star asked where the tanks would be stored and when the tanks would be functional. They will be stored on the playground area near the fire station and may get installed next year.



One disturbing point noted- Taylor mentioned that LCVFD has agreements with other agencies to share water resources. *It's unknown whether SLP water may be used for other events other than the protection of SLP.*

Meeting called to order 6:50pm

Board members present: Rigney, Cross, Stuedell, Cooke, Star, Dewitt, Gaston, Babikz

Absent: Toennis

Guests: J. Hines, Lee Taylor LCVFD fire chief, Moore

Minutes approved.

Officers' Reports

President Rigney

- There has been no progress on funding for the Cerro Pelado flooding reimbursement.
- Star asked about a contact, Kris Chavez from the USDA reported to have visited SLP about the flooding. She also has inquired with the governor's office. So far the Calypso/ Aspen Grove road repair has cost SLP \$36,000. *Some of that repair washed down during the rain that followed the repair.*

Rigney reported about two potential lawsuits against SLPPOA.

- The 5 lots for sale on high road in Unit 6.

The buyers refused a road maintenance agreement and threatened to sue. The Board succumbed and agreed to no water and no road maintenance. *The access roads through SLP to these 5 lots will be burdened with the noise and damage, and maintenance will be at the expense of the association membership.*

- The 2008 Ashley Lane agreement is being challenged.

Runoff and grading compromised the provisions of the agreement between SLP residents on Ashley Lane and the private owners to the west of the SLP boundary. A private owner has threatened to sue because SLP has violated the agreement by widening the road.

Star suggested a summary of the litigation be put in the new-comer package and that any future road maintenance/snow plowing contractors be made aware of the road dimension provisions. Star will draft the summary.

- A budget is overdue and no action has been taken yet.

Roads and water are the main contenders for budget monies. By Thanksgiving the members have to be notified about a decision for a dues increase.

Vice President Dewitt

- He has concerns about the Unit 2 CCR's discrepancies and noted his interest is in changing the covenants.

Secretary Babikz

- September emergency meeting minutes regarding the agreement on Unit 6 were finished and are awaiting final approval by potential buyers to be submitted to the board for approval.
- No new Board member except Star has submitted the required HOA certification.

- Star asked if the officers had been changed at the bank and on SOS site. Answer-not yet.

Treasurer Gaston

- No financials, account balances or delinquencies were reported. Star requested a copy and this information that was projected to be available by the weekend.
- Star reminded that an audit is due end of 2022.
- Star asked how many delinquents are under \$500.
- Star recommended a policy on the reserve fund to set goals for reserve funds, to clearly describe authorization for use of reserves, and outline requirements for reporting and monitoring. She offered to draft up the policy. It was noted by Rigney that the Board shouldn't be bogged down with more restrictions. *Not good to hear when roads and water have exceeded their budget they dip into the reserves, without that we have heard, Board approval.*

HOT TOPICS

- The chipping on Aspen Grove didn't get done.

Water - J. Hines

- The 700 ft line replacement started in August is expected to resume this weekend.
- Two pipes sheared off at 195 Aspen Grove and 90 Aspen Grove. Suspected cause was the vibrating device used by the road maintenance crew. Another leak on 1222 Los Griegos was cause by the same issue.
- There are exposed pipes on Los Griegos that need ground cover. The call is out for volunteers with tractors as the road budget has been 100% overdrawn.
- A leak on Aspen Grove was dug up and repaired.
- Two leaks on the main during the line replacement were repaired.
- A customer at 1022 Los Griegos was out of water.

Water Usage

- The numbers of gallons pumped and used are skewed because we had so many leaks on the systems this month that required draining the lines to repair.
- System 1 pumped 571,097gals, usage 272,502 gals – leak rate 52% (298,595 gals lost)
- System 2 pumped 278,850 gals, usage - 135,356 gals – leak rate 51% (143,494) gals. lost)
- Sampling is all within normal requirements.
- Well sampling was all negative or clear
- NM State Hydrology Report-- the water table has risen 1 ft and has a fast recovery rate.

Roads Stuedell

- Roads are in bad shape. The rains damaged our \$40,000 repair work.
- He met with Pete Meskimen on the Ashley Lane/Mimbres about the run off issues.
- He received a bid from Meskimen for \$850/load of aggregate filling that is considerably less than Leeder's bid of \$1700. Ag filling could be used on Ashley as well as Aspen Grove.
- He proposed a \$2,000 request for road repair. His budget is 100% overdrawn and Rigney proposed that a few volunteers with tractors do the work.
- Star suggested that Meskimen may be working with a resident to mitigate the runoff and it was decided by Rigney to let Meskimen repair the resident driveway first and see what the fix would do and then reassess the situation.

Legal Cross -no report

Firewise Cooke

- More talk about the Intel tanks. *Whether it will be of value for wildfires, house protection or reduction of insurance rates will depend.* Cooke pushed for the vote to get the tanks and all the Board members fell into place except Star who declined until the architectural committee had made its decision.

Architectural -Toennis-- Rigney reporting

- The Architectural chair email was full and couldn't accept more email.
- No new requests for the month

Parks - Vacant

WMT Progress Report - Star

- She requested that the WMT summary read by Keith at the annual meeting to be included with the next member newsletter. It explains the purposes of WMT and some of our current projects.

Her report verbatim-

Some of the topics discussed at the Oct 1 meeting

WMT's main goal is to fix our water system. That not only takes planning but money. We need more data on how much it costs to run our water system, labor costs to fix it, a log of what has been completed in the past, and a review of what funds will be available in the coming year from the SLP water budget and what if any reserves can be dedicated to move ahead with upgrades.

Currently our water operator is chasing leaks that have put a big dent in our budget and reserves, and restricted moving ahead on further upgrades projects as there is only so much that can be done without volunteers and limited budget. The ongoing line replacement started in August is still in progress and the monies to complete it are unknown because there are still factors that could increase the cost.

We are on hold with the proposed MoU's and the proposed WMT newsletters that I hope this new board will review and approve so we can move forward with these tasks. The MoU's are designed to protect the SLP water system from negligence and abuse of our water resources and the newsletters are proposed to educate the members about our past and future water systems issues.

We also discussed the need for timely communication with the members during ongoing water projects and emergency outages.

When the 2023 budget is approved and we have a better understanding of what monies will be available for next year WMT will focus on what water system improvements we can pursue and where the money will come. This will hopefully help the Board make informed decisions.

At this point, we still have more questions than answers, but it's a work in progress.

Any member can attend the meetings and bring their input. The water system belongs to all of us it's our responsibility to take care of it.

Old Business

- Cooke was appointed the water chair with Hines dictating what duties he needed from an assistant.
- The communications position recommended by Star was denied due to her involvement with the CMSLPPOA website.
- The final tally for the new board members
 - Those on the ballot:
 - Scott DeWitt - 107
 - Mana Babikz - 80
 - Those not on the ballot:
 - Amber Gaston (DeWitt) -17
 - Suzanne Star - 13
 - Ann Cooke - 4
 - Kristy Cross decided at the meeting to remain on the board.

NEW BUSINESS

- There was talk of increasing the assessments due to the overdrawn budget and reserve account.

Meeting adjourned (no executive session) 8:40pm

The allowed HOA Act topics for executive session that were posted on the agenda were

- legal advice from an attorney for the board or association;
- pending or contemplated litigation; or
- personal, health or financial information about an individual member of the association, an individual employee of the association or an individual contractor for the association.