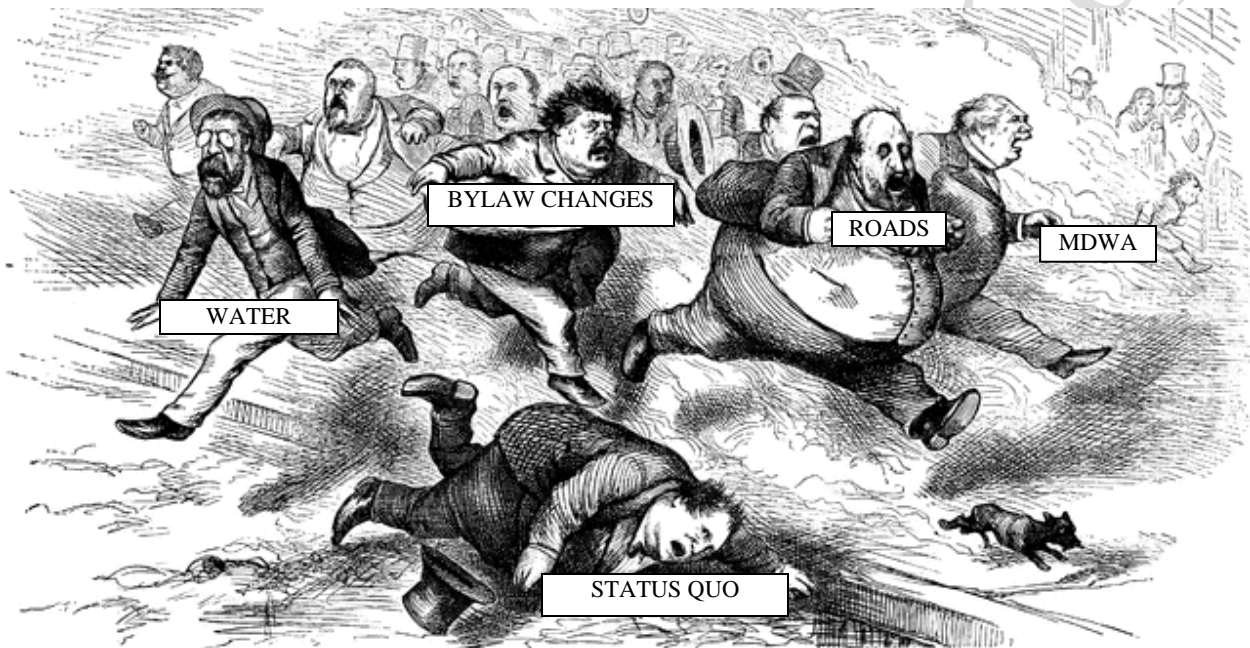


## Concerned Members report and comments on the Board meeting of SLPPOA September 17, 2019

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

Author's notes and comments:

- Facing many deferred issues, there was a stampede of enthusiasm at the first board meeting. *However we didn't hear any substantive plans on how the community issues were going to be attacked.*



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Meeting called to order 7:20 pm

Board members present: Lisko- president, architectural, firewise, Oepping-treasurer, Burnworth - secretary, Hines- vice president & parks, Stuedell-roads and Weary- water compliance. No appointee for water chair, and as Rightley didn't show up it's unclear what chair he is assigned. Two chairs remain vacant.

*It is suspected that the chairs were decided upon at the annual meeting as they weren't announced at this meeting.*

Board members absent: Rightley

Guests: Star, Kilburg no longer a board member or the president.

The first thing mentioned by Stuedell was to keep the meetings shorter.

Agenda & minutes approved.

Kurt Moore contacted Lisko with some suggestions for contacts in the state for a mutual domestic water association setup.

Stuedell will contact Raue about the water maintenance duty. Raue will have to become certified as a water operator. Lisko will contact Moore for water operator leads in the state. Lisko talked about forming a mutual domestic water association (MDWA). *Prior boards have worked through various options for funding and experience has shown that the first steps to community buy-in is getting property owner agreement on water billing that can only be substantiated with a current engineering report on what costs we are facing to revamp our systems. We have to know where we are so we can plan where we are going.*

Discussion concerned the need for a water operator and that the board cannot lose track of the issues of water and road. Charging off after a cooperative or MDWA needs to be tempered. Frank Naranjo is a water operator, however Frank only does sampling.

Lisko handed out info about MDWA.

It was suggested that Naranjo could help out Raue with the water maintenance.

There was talk that the Madrid water association cooperative is going to change over to a mutual domestic water association.(MDWA) to get more funding. Lisko asked for 3 volunteers to be a committee and visit with the Madrid personnel.

Stuedell asked if Corn is off the board. Lisko suggested Corn wasn't going to be around much.

Lisko questioned the task of reading the meters. Kilburg offered that it is simple to do. A person doesn't have to get out and read the meters, they can be read from a vehicle. After obtaining the readings on a hand held monitor, the data is download into a computer. The computer used for meter readings however is in Corn's house and he's gone for 3 weeks. Lisko stated that he wasn't taught this task.

Stuedell asked what the membership gets for setting up a MDWA. Lisko states we get state funding for water system. *There is more to just setting up and getting funds. Organizing as a MDWA comes with heavy state regulations, setup is time intense, and there are engineering requirements. An association needs to prove the need before money comes "rolling in," and there are no guarantees that money will be available.*

### **Treasurer Report - Oepping**

Balances: - Operating account -- \$174,418. Reserve account --\$116,759.

The reserve account was closed and transferred to HOAMCO.

There are 13 delinquent accounts at \$5,645. Eight have small balances owing.

A \$660 reserve check was deposited.

There has been 1 change of ownership.

The lawsuit cost is \$52,673

Other legal costs remain unchanged.

It was report that the balance sheet should have been received last Thursday.

### **Water Maintenance - Lisko**

Lisko read Corn's report.

The recent leak on Sys 2 was pumping at 30 gals per min and the tanks could not recover. The pressure is down again. It was surmised that there was a fitting leak at Bednar's. Some folks were without water earlier as last week.

An electric line was hit during the recent main line repair.

*As Sys 1 and sys 2 usage data is available on the web we are not reporting it here. What's consistently missing from monthly reports is the main line leaks-- this month -- 1,027,793 gals.*

Another water line replace is projected for Oct. It will be 1000 ft on Hovenweep with a schedule contractor. \$15,400 is what we spend for 1000 ft. Stuedell will talk with Raue about the schedule. It was suggested that we use Frank to check the replacement. It was stated that isolation testing was done on sys 1 and that determined where the line replacement is needed. Any capital improvement moneys can come out of the reserve account. All approved the motion.

Stuedell asked if Harold put together the duties for the water chair. Lisko wasn't aware of any list. Stuedell started a standard operating procedures for the roads chair. He suggested that the directors should not be doing so much work or should be compensated for it.

### **Water Compliance- Weary**

The monthly samples collected have been within acceptable limits and the water rights perfection form is ready to submit. It will cost SLP \$25/yr or approximately \$225. *The form is 9 years delinquent.*

Weary is putting together standard operating procedures for her chair. She is scanning in old water reports for the website that should be available to folks in the community. She commented that there are 8 places where sampling is done.

### **Roads - Stuedell**

Stuedell drafted the agreement with Sandoval County and asked if it had to be submitted to the lawyer. The board decided it doesn't. The agreement will need 2 officers to sign. This is a requirement on all contracts.

He stated we might need to order more cinders.

### **Legal - Kilburg for Rightley**

Stuedell suggested Rightley be fired because he hasn't attended.

Kilburg stated that demand letters are being sent to get delinquents to pay. A lien then gets filed. The attorney will take action after 6 months if the delinquent amount is over \$500. HOAMCO is supposed to send warning letter but the treasurer has to keep on HOAMCO to do it. She stated the confusion over the payment due date and 3 month grace period is difficult for HOAMCO and the members.

Kilburg mentioned that one account may have to be written off. It's a property that has been in foreclosure. It is not clear if HOAMCO billed the old owner. It is expected that HOAMCO dropped the ball and the amount that will be written off is ~\$800.

### **Firewise-Lisko**

Lisko contacted Duran and the FS to clear the northern part of unit 1. He hasn't heard anything back.

### **Parks - Hines**

Kilburg stated we have 4 parks; 2 developed and 2 undeveloped, one on Chaco, and one on Trilobite. She handed the playground inspections book over to Hines.

Kilburg stated there is a lawnmower in the water shed. It was mentioned that kids bring horses in the parks and that a dog park might be established where people have been training their dogs. *Why would residents use a dog park when they can let their dogs roam at large? Are our properties not big enough for our dogs?*

### **Architectural - Lisko**

There was one request from Larson to upgrade his solar panels on his roof. It was sent out to the committee.

## Old Business

Excessive Use policy - no resolve on the issue.

Lisko will send Rightley a notice about his absences. If Rightley stays on he needs to talk to the new attorney. To fill the legal chair, Stuedell and Burnworth agreed to work together on legal issues with the attorney.

Rental property policy- Lisko revised the language to say when your away from the property but on SLP land, a dog has to be on a leash. He stated there was comment about how to handle someone who says to hell with you and your policy. What kind of penalty would be involved? Lisko's thoughts; if someone who is breaking the rules the board will look into the problem or next year the property owner will not be permitted to rent. *No word on how that's going to be enforced.*

The board has to manage that and will still have to use the proper channels. It was stated that there should be some sort of punitive fine. But there wasn't a good suggestion for resolve forthcoming.

It was stated that the community should be responsible and the policy should be set up to encourage good neighbors.

Weary spoke to one of the homeowners and they raised their rates because they don't want their house to be trashed and expects it will improve their clientele. People who rent out with no issues reported, the Board will not be aware of their rental activities and will not care, however if a short term rental becomes an abusive issue, then the Board may step in. *This is all dependent on neighbors turning in their neighbors.*

Kilburg stated that if the rental restriction agreement is created as a policy you don't have to vote on it. *We question whether putting restrictions on certain private properties without member vote is discriminatory or legal.*

Weary states she only knows of two properties that are rentals and that the policy should be revisited for changes as necessary at a later date. A motion was made and all approved.

Fire dept property- no one could remember what that was about.

Water engineering proposal-- a new HOAMCO policy requiring contractor liability insurance will be waived in an effort to move ahead with Schrandt. No one had the waiver to review or work on it. The Board will wait until next meeting to review and if acceptable, to sign the waiver.

Stuedell suggested the board could vote on the waiver via email, Kilburg said you cannot vote via email. The board will wait until the next meeting.

### **New Business -**

Whenever the budget goes out, *or when we get a new treasurer*, the board has to get an audit. Oepping can contact the tax person and have it done in Jan.

The October meeting will be the budget discussion. Oepping stated he will not be here. Kilburg also stated that a reserve study is needed. *The last reserve study years ago had multiple mistakes and was never posted.*

Star suggested that the budget should take into consideration Schrandt's water system proposal and any road work he might propose.

Water rights extension form - Weary will incorporate the comments and send it.

Stuedell stated that the county will not take over the roads. There are many issues that need to be addressed before the county would consider adding the SLP roads to its schedule. He will continue to work with them.

A volunteer for point of contact is needed for the 811 notification. It was stated it will be put in the newsletter to have a policy in place on how to respond.

Covenant revisions- 400 stems per acre needs to be changed. A bylaws change will require a 2/3 vote. It was suggested to bring the number of required votes by members down to 51%. Getting a bylaws change will require a door to door campaign. There is also a requirement in the bylaws to rebuild in the event of a fire and that has to be changed.

Stuedell stated that to get more board volunteers, they should be offered a 20% reduction on their dues.

All bylaws changes will be listed separately. Kilburg will send the bylaws changes talked about with the last board. *We think the board should involve community members in this discussion to gain their consensus.*

Weary proposed creating a marquee for the neighborhood to post community information. A possible install site might be the parks. Funds to build the marquee can be taken out of the parks budget.

Next meeting Oct 8.

Meeting adjourned--*no private session!*

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