

Concerned Members report and comments on the Board meeting of SLPPOA-- September 14, 2021

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

Author's comment:

- *The issue of establishing a MDWA is crawling back on the table. Before this topic is even broached, the members need some education. We have made that suggestion before and if random emails to the community continue with misinformation, the issue will continue to fall out of favor with many who don't know the facts but are willing to subscribe to gossip. The effort is starting off on the wrong foot.*
 - *Infrastructure costs continue to increase. The water systems are still at a combined 50% leak rate and we still see no plan of action.*
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Zoom meeting called to order 6:37 pm.

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

Board members absent: Burnworth (no longer on the board)

Guests: Star, J. Hines -water operator, Corn, Cross, Shawn Amburgey, Barbara Van Ruyckvelt (*some attending via phone*)

Agenda approved; August 10th board minutes delayed as it was not finished.

Officers' Reports

President – Lisko

Lisko reviewed an August 12th email from a resident circulating in the community that was spreading misinformation. There was another email that also cited misinformation regarding the water billing review sent by the attorney to the board. Lisko corrected by stating that the Board decided on a special meeting and vote and did not agree with the suggestion of the attorney. *Misinformation and knee jerk proposals to water billing and MDWA issues from some disgruntled residents can jeopardize any efforts to remedy our water system infrastructure needs.*

Lisko attended an August 21st meeting in Cuba to interact with county and state officials that may help SLP acquire funds for our infrastructure and setting up broad band. Benny Shendo our state senator attended; Christine Chandler was not there. According to Shendo, there is a movement with Rio Arriba county to fund those communities with the most needs. *SLP may have difficulty fitting into that requirement because we are considered a high income community, have good potable water, and have neglected infrastructure repairs that we could funded ourselves over the years if we made the effort--in other words if we weren't so cheap.*

Rigney asked about the rumors surrounding Windstream and fibre cable into SLP. He thought it might be coming sooner than later, however he couldn't confirm it.

There was an email on Sept. 2nd from LA Net that "cc'd" our attorney regarding the placement of a communication tower on lot 3 in Unit 6. LA Net's permit with the FS apparently expires soon and a letter is needed to request Brian Riley (District Ranger) to allow an extension of LA Net's permit on the FS land.

There were a few interested members that attend the meeting the Sept. 7th to listen to two representatives from NV5 on their proposal for the water system infrastructure. Other than Lisko, no other board members attended however, the residents who showed up were Star, Corn, Gaullor, J. Hines (water operator) and Nyhan. There was some confusion from the NV5 reps about the FR10 well and where the well would be commingled.

The election results of ballots cast for votes at the annual meeting. Of the 49 ballots received, Stuedell got 55 votes, and Lisko got 84 votes. The board positions remain the same; Lisko - president. Stuedell - roads.

It was noted that ASM may plow the roads this winter, but the service is still unconfirmed.

Lisko requested reimbursement for mileage, postage, gift cards and the increase for cloud storage for zoom for the annual meeting. (\$468.96).

Vice President - Rigney

Rigney reported there was a complaint from a resident that a large structure with game cameras all around it and touted as a greenhouse has the cameras pointing into their home. The resident asked what the board could do about it. It was suggested that the county may have some policy against cameras and privacy.

Rigney offered some further developments on the water and road maintenance agreement for Lots 1-5 of Unit 6. It was asked that the attorney create a road agreement to save the HOA from supplying water to these lots in the future and that every lot will have the same per lot assessment except the water expense to these lots will be excluded. As the lots were joined recently into the association the consensus of the board was not to back charge for the years past.

Secretary - Vacant

As the chair is empty according to C. Hines, the Vice President has the obligation to fill the spot until the position is filled. Suggestions on how to fill it included a temporary assignment of duties made in-house, or perhaps put the request on Facebook. As the discussion was being mulled around, a new resident who has a mother who is a court reporter, asked if that would be an acceptable solution. As the mother is not a resident, it was suggested that the resident could take the position and have her mother do the minutes. The board decided to continue with the Facebook post and wait for an answer while the resident considers the option.

Treasurer - Oepping

Balances in the accounts:

Operating - \$178,431

Reserve- \$125,303

There are eleven delinquent accounts totaling \$12,750.

\$666 was transferred to reserve.

There were no changes of ownership.

Oepping discussed developing the budget for 2022 and asked for comments and suggestions. Oepping would like to have the amounts needed by end of Oct. for the Nov meeting.

Rigney asked for more money for water.

Lisko mentioned they might need to consider increasing the dues 10%.

J. Hines commented about the increasing material costs.

Oepping calculated that increasing the dues by 10% would raise the revenue by \$14,000.

To raise or not to raise was debated.

Star commented that a 10% raise will minimally cover any future expenses toward water or roads and that the board should stop procrastinating over a measly \$14,000.

Hot Topics

Because LA NET is considered a utility to benefit the community there may be no issue with building on a residential designated lot.

Water - J. Hines

The Levelcon tank monitors are now working.

He's doing the weekly well and pump inspections

J. Hines sent out nine letters to residents with leak flags and letters to excessive users and assisted two customers in leak detection and service-related issues.

FR10 well is now working and System 1 and 2 are running independent again.

J. Hines attended the Rural Water Association Seminar in Albuquerque with Paul Lisko.

He reported -system 1, has a leak rate of 48%, sys 2 is at .08%. Both systems were absent coliform/microbiological issues.

Roads - Stuedell

The association road work was completed by Tug Leeder on Sept 3rd to the satisfaction of most residents.

There was one complaint on Ashley Lane that the road was improperly sloped, creating spring run-off problems.

Stuedell reported that a Windstream cable was severed during the road work and there is a possible electric cable exposed on Los Griegos.

A property located at 1416 Los Griegos entrance was damaged from adjacent property run-off.

Stuedell requested funds for three more culverts. He will coordinate with Dave Raue or Tug Leeder to effect placement.

A quote was requested Sept. 7th from ASM Property Management for a snow-plowing contract.

Stuedell noted that the sander is broken and needs to be fixed. And he also stated that there may be another resident interested to do snow plowing.

Legal - Rightley

A complaint was submitted regarding a possible operation of puppy mill at 202 Mesa Verde Road. It was surmised that there may be around 40 dogs on the property.

Rightley commented on some of his research regarding the establishment of a MDWCA. After more reading, he questioned whether that type of entity would be suitable for SLP.

Firewise - Cooke

Cooke had no information about the chipper.

Architectural - Toennis

Missed the report.

Parks - C. Hines

C. Hines expressed interest in setting protocols for communication between board members and membership. She discussed some pros and cons of having one member handle/review all communication and whether all emails be reviewed by all board members before sent to all members. The issue received little support and remains unresolved.

Rigney suggested using social media for SLP basic information.

C. Hines gave an update on road identification and miscellaneous traffic signs. She also talked briefly about the upcoming newsletter. She agreed to add a notice reminding residents of the responsibility to clean ditches and clear culverts.

Old Business

Issues with the GoDaddy internet service provider account and the webmaster were not clarified. *They apparently have not been resolved as posting have been delayed since June.*

New Business

Lisko brought up the idea of scheduling a special meeting with state water experts and the membership to discuss a MDWA. He added that a potluck may be considered. *Here we go... let's have a meeting before we educate the members and hope we can get the vote.*

Action Items

Lisko put forward the possibility that FEMA money may be available for the acquisition, transport and placement of Intel tank.

Meeting adjourned into executive session at 9:15pm

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CM Report - Not for Copy