

Concerned Members report and comments on the Board meeting of SLPPOA – September 13, 2022

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

Author's comments:

- As Star is now on the board, other spokesperson(s) of the CMSLPPOA will be taking over on the reporting.
- The Board has yet to report the ballot count for the new Board members.

Meeting called-- 6:35pm

Agenda approved.

Minutes of the Board meeting August 9th approved

President – Vacant

Vice President –Rigney

- The Cerro Pelado flooding reimbursement hoped for from FEMA did not qualify because an adjuster was not notified before the repairs were done. Rigney stated that each home owner would have to apply for help from FEMA.
- He has investigated the NRCS referral but there has been no reply to date
- Rigney stated that he would like to conduct in person Board meetings at least quarterly.
- He requested reimbursement for Annual Meeting Drinks and Ice at \$73.87 and \$3.98. Request approved.
- He reviewed the water management team meetings.
- Rigney stated that SLP was ending this FY with a need to come up with a budget/ plan for everyone's respective areas.
- He asked if there were any suggestions about how the annual meeting on September 10th could be improved.

Secretary –Cross

- The July minutes were completed and emailed to the board for approval.
- She asked for reimbursement for printing.

Treasurer –Oepping

Oepping stated the balance in accounts:

Operating Account: \$153,922

Reserve Account: \$105,200

- We have 6 delinquent accounts totaling \$13,325.84. Moore inquired about how many have not paid this past year. Reply-- two or three have paid nothing this year.
- Liens have been filed on each - per SLPPOA lien policy (accounts exceeding \$500).
- \$666.67 was transferred to Reserves.
- Two changes of property ownership in August.

Russel P Gibbons-- 413 Trilobite Trail

Mark Whitcomb-- 123 Mimbres Way

Lisko has secured a \$20,000 grant to move the Intel tanks to SLP. Stuedell asked if that covered cranes to unload. No answer.

Hot Topics

There was a review of the Cerro Pelado fire flooding damage and a call for volunteers for water line help to fix a new leak on Aspen Grove. Tentatively scheduled for 25th & 26th.

Water - J. Hines

Water Maintenance

- Hines reported on maintenance, leak repairs and water usage.
- Usage on System 1 -- 259,775 gal. Main line leak rate of 56% - Gallons lost - 337,786.
- System 2 pumped 151,840 gals. Main line leak rate 1.5%-- and 23,848 gallons lost.

Water Compliance

- Total coliform - Absent on both systems
- Total E. Coli - Absent on both systems

Roads - Stuedell

- No report since the annual meeting.

Cross recommended JPR for a gravel quote. She suggests they charge \$600 for 13 tons.

Legal - Vacant- Rigney reporting

- It was reported that Jemez Mountain Development will not agree to any road maintenance agreement until there is a new buyer and we will have to go through the process again. It was asked whether we should put a lien on the

property, but the answer was we cannot put a lien on the property to force compliance.

Firewise – Cooke - nothing

Architectural -Toennis

- There was a request approved for installation of gutters

Parks – C. Hines- absent- nothing

Stuedell asked about the remaining signs that have not been installed. J. Hines reported they are in the storage shed and no information about whether installation will be done.

New Business

Star asked about the document required by the HOA Law and new Board members signing off on the Bylaws review.

New Nominations

Moore requested a count of the ballots. No answer.

The new board positions:

- Rigney – President
- Scott DeWitt – Vice president
- Mana Babicz- Secretary
- Amber DeWitt – Treasurer
- Kristi Cross – Legal

Moore suggested that in the past we had two water chairs; a compliance chair and a maintenance chair that provided oversight of the water operator.

- Ann Cooke and Suzanne Star both requested the new Water chair position.

As Cooke was given first priority by Rigney, it was decided to table the position until J. Hines (water operator) could input.

- The Parks chair was refused by Star and remains open as does the Firewise chair.
- Suzanne Star recommended a new communications chair position that she would be willing to fill.

The new water chair(s) and communications chair were put on hold until further discussion and the next meeting.

Before meeting adjourned into executive session. Star mentioned that executive session topics need to be identified according to the HOA Law (SB150) and that there are limitations on the topics.

According to Section 9 (E)

The topics are limited to consideration of:

(1) legal advice from an attorney for the board or association;

(2) pending or contemplated litigation; or

(3) 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.

She also recommended that these sessions be kept to a minimum as it reeks of secrecy and not good for public image.

Executive session – no topics listed.

Adjourned- 7:52 pm

CM Report - Not for Copy