

## Concerned Members report and comments on the Meetings of SLPPOA – Combined Report for Sept. 9 and Sept. 12, 2023

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

Author's comments:

- The annual membership meeting was an embarrassment.
- The 2023 Board did nothing this year.
- The Water Management Team made progress getting the members educated on the problems facing the water system and bringing its first effort to a vote Oct 28.

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### Sept. 9, Annual Membership Meeting Brief

Board members attending: Cooke, Star

Absent - Dewitt, Rigney, Toennis, Stuedell, Gaston, J. Hines

The annual meeting did not meet quorum. The 2022 minutes could not be approved.

A [water billing presentation](#) was directed by Lisko and Corn of the Water Management Team.

Star presented the Treasurer's Report with a [chart](#). She reviewed July 2022 - July 2023 and commented that the 2022 Board overspent the budget by \$112,500 and stripped the reserve of 11 years of savings, using \$92,500 to pay for 3 projects. Two of those projects are still unfinished and will require more money. She also stated that there is an outstanding \$44,000 invoice from a previous contractor that could cost us.

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### Sept .12 - Board meeting

Minutes from June, July, August still missing.

New Board members: President - DeWitt, VP - Cooke, Sec. - Tasnim, Treasurer - Star, Water - Wirth, Architectural - Smith, Roads - Stuedell (absent) & Mielke, Long Range Planning - Van Ruyckevelt, Parks - taken over by two volunteers, Justin Owen and Tim Umscheid

**VP - Cooke** mentioned 3 special assessments

**Secretary - Tasnim** - annual minutes are ready. Sept/Oct Newsletter - **on hold.**

**Treasurer- Star**

Op Acct –\$94,782.37

\$25,013.75--ICS (insured cash sweep)

CDARS Certificate of Deposit Account Registry Service.

**\$119,796.12**

Res –\$59,669.77

\$1,989.70 transferred

Remaining Budget for  
Water Systems --\$24,677  
Roads --\$23,048.70

Delinquent Accts- Total \$ 16,948.95

### **Hot Topics**

1. Water operator- there was no further details.
2. Sys 2-- exposed main line repair- still pending
4. Fire hydrant – raising in flood zone/locks were approved and an order for \$509 for parts is in progress.

**Water-** No report

**WMT** – A 5-2 vote in favor of proceeding with the water billing vote on Oct 28. DeWitt assigned the cover letter to Smith and Mielke instead of WMT.

(DeWitt voted but he doesn't have a vote as president apparently he doesn't know that)

**Roads-** Mielke - a shed or tarp was discussed

**Architectural--** Toennis

The law may circumvent our Bylaws and allow for 2<sup>nd</sup> residences. It was noted that a case of allowing two residences in California was upheld and we may not be able to deny this in the future regardless of the CCR's.

### **Old Business**

There was no update on the status of two outstanding invoices \$44,100 from Salazar for past work and JMFC for a past dig- \$5400.

### **New Business**

1. Water operator contract update--no update
2. Recind \$500 past due lien policy- next meeting
3. OSE excessive use form
4. Zoom meeting possibilities
5. Smith talked about increasing the annual dues.

### **Action Items**

- Follow up on two residence on 1 lot - legally allowed per California lawsuit?
- Hines SOP for operator/water chair
- Follow up for Chris McConaha- Aztec water line repairs
- Airbnb policy and those in the neighborhood

October 10, 2023

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