

Concerned Members report and comments on the Annual Membership meeting of SLPPOA-- September 11, 2021

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

Author's comment:

- This meeting was tooooooo long. *The most important topic, water billing and initiating an MDWA was left to the end of the meeting and many dropped off the Zoom meeting before the discussion started. The good news is they didn't miss anything.*
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Zoom meeting called to order 2:01 pm.

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

Board members absent: Burnworth

Guests: Star, J. Hines (water operator), Donna Smith, Nyhan, Partridge, Shawn Amburgey, Kathryn Berchtold, Jonathan Morris, Eric Larson, Tyler Gilstrap, Caroline Corn, Kevin Stevens, Robert Owczarek, Mark Stanley, Justin Moore, Robert Eaton, Matt Filer, Kyle Ferguson, Sanders, Eleni Fredlund, Mary Moore, Barbara Van Ruyckvelt, Bill Stellwag, Natalie Martin.

It was announced that 44 ballots were received and that there were 151 eligible residents. As 48 ballot were needed to establish a quorum, 4 ballots were promised by residents in attendance to be turned into the firestation at the end of the meeting.

There were three guest speakers, Arvin Patel with NV5, Allan Saenz , LANET, and Chris Romo from NM State Forestry.

Chris Romo, FMO, NM State Forestry Division, Bernalillo District Office talked about his experience during the Goat Fire in Montana and how a Structure Triage Assessment [form](#), a tool to use in the event of a wildfire that would be helpful for SLP. The triage assessment is about defending properties with the resources at hand. He suggested that SLP should have a meeting to invite those who were interested in putting homes on this platform and get the needed information about their properties preloaded into their database. Cooke offered to act as an intermediary contact.

Stuedell commented that his insurance was dropped due to excessive overgrowth in his area. Chris Romo mentioned that the SLP firewise status may help in reinstating insurance.

Lisko announced that there was an administrative matter of record to be voted on; the minutes that have been posted but still need approval by the members.

- November 7, 2020: Special meeting conducted for election of directors to the Board.
- September 12, 2020: Annual meeting of general membership; minimum quorum was not met-- informational only.
- August 8, 2020: Special meeting of general membership to vote on bylaw amendments. There was no quorum.
- June 13, 2020: Special meeting to vote on amending bylaws. A quorum was not met--informational only.
- April 18, 2020: Informational meeting to discuss ballot initiatives on bylaw amendments.
- September 14, 2019: Annual meeting of the general membership; A quorum was met.

All meeting minutes were approved.

Officer Reports

President -Lisko

He read his [report](#) that was submitted with the agenda.

It was asked if the thinning money could be used for the property that borders the entry into the subdivision. Lisko stated because it's USFS property the USFS and has to do the thinning, and even though this land is not as important as other projects it's still on the to do list. Thinning funds are specific to private property It was agreed that there is a need to put some pressure on the FS to clean up the land.

Corn stated that there has been thinning around the Mesa Verde area and maybe they haven't finished their contract.

Cooke offered to contact District Ranger Brian Riley. Mary Moore suggested a letter with members signatures.

Vice President -Rigney

A discussion ensued about Unit 6 lots for sale, *however the author's internet was interrupted and no further notes are available.*

Secretary -Burnworth (absent)

Lisko read the [report](#) with the names of new members.

Treasurer -Oepping (financial [report](#) with charts)

Balances in the accounts:

Operating - \$336,000

Reserve - \$125,000

\$666 was transferred into reserves.

There are eleven delinquent accounts totaling \$12,700.

Star asked for a reconfirmation on the pie charts. *Her concern was the extreme difference between what the association spent on road and legal as opposed to water.*

Oepping confirmed that \$53,000 was spent on roads, \$15,000 on legal and a paltry \$7,100 on our water systems.

Van Ruyckvelt questioned the reserve study needed. Oepping stated that the last one was complete in early 2017 and we may be doing another next year.

Nyhan injected that the costs are going up and we have not been fixing our water system.

Committee Reports

Water - J. Hines

Some leaks were repaired. The booster pump and well pumps failed and were replaced and there is a new tank level monitoring unit. A fence was installed around the sys 2 tanks.

The leak percentage on system 1 was reported at a 51% and system 2 at 4.9% leak rate.

There are 30 current leak flags on the household side.

J. Hines stated that the Intel tank for fire protection is a substantial cost and the association is still in deliberations.

Another issue, he added, is getting the master well meters recalibrated.

Nyhan made some comments about the state requirement for a certified water operator, to which Lisko defended that J. Hines is currently in process of obtaining the necessary credentials.

Star asked when the August meter readings would be posted. J. Hines stated it had been sent for posting but the webmaster has yet to post it.

Arvin Patel with NV5 gave an update on the Design Analysis [Report](#) on Water Systems Co-Mingling Project.

There will be 315 ft of PVC installed and several gate valves on Aspen Grove Rd. to connect system 1 and system 2. He mentioned that two homes at end of Scouts lane would not receive water due to their elevation above the new commingle line, however the line would provide water to the other 98% of the properties.

He projected about 4 - 6 weeks to initiate the contract document and then to build the line.

A question was asked on how long can system 2 sustain system 1.

Answer - the co-mingle project is a non permanent solution. It would be putting extra wear and tear on system 2, however there will be a valve on each end and fire hydrant to flush water to avoid any contamination.

Martin asked if a booster pump would help the 2 properties that won't receive water.

There was a comment that the 2 systems should be kept separate and that a new commingle line may require resubmitting documentation to the state.

There were various comments about the need for the redundancy as we already have a commingle system in place.

Roads -Stuedell

Stuedell commented that there are places where clogged culverts are washing out the road.

Star asked why we continue to replace and add more culverts if there is no plan on how to keep them cleaned out. She stated that we have thrown lots of money at replacing culverts over the years because they clogged up and few property owners are interested in helping keep them clean. Stuedell commented that he thought shaming those offenders would be a possibility. Lisko chimed in that the board could put all on notice that cleaning was mandatory and if the property owners did not help, the association would pay to get them cleaned out and send the bill to the property owner. Star commented that if the board can't even collect on the delinquencies, how do they plan to collect on the cleaning bill? *There was no answer.*

Legal -Rightley

Rightley admitted that legal fees were high this year and that most of the funds have been attributed to settling the sale of Unit 6 and some to defining architectural control requirements.

Firewise -Cooke

Cooke noted that she would be willing to walk properties and talk to the owners about firewise requirements.

Parks - C. Hines

C. Hines reported that she does monthly inspections of the parks and had a work day.

Architectural -Toennis

There were 12 requests that were approved.

Allan Saenz reported on LA Net's proposal to buy lot 3 in Unit 6 to install an internet communication tower to service SLP.

There are 12 SLP clients currently receiving services from LA Net. There is a waiting list of 100 who are interested but can't subscribe because there is no line of sight available.

Saenz commented that the non line of sight equipment that they bought came in too late.

According to Saenz installing a tower on lot 3 would be challenging because they still need to go higher to clear the trees because it is not a flat lot. He estimated they would need a 60 ft tower and to accommodate the CCR's, build a small cabin.

The issue is whether the lots are for residential construction and would the tower alone qualify. It was recommended to get legal advice. There was a comment presented that the lot doesn't need to have a cabin on it a lot and a tower may be allowed by the county.

A question was asked whether LA Net provides cell phone service. Saenz stated the company doesn't offer cell phone service, but the tower could be an option for a cell service company.

Old Business

Lisko reported that Turner law firm is SLPPOA's new legal representation effective Aug. 2020.

The water operator three-year contract at \$20k/year in Aug. 2020 was approved.

New Business

Lisko named six volunteers to receive gift cards for their work during the year: Nyhan, Hunter, Partridge, Weary, Corn, and Stanley.

The next item on the agenda was the discussion about omitting the water fees from the annual assessment and to initiate monthly water billing. The first letter to be reviewed by the board at the August meeting was met with a dispute from resident Robert Eaton. A second email, read by Lisko at the meeting was broadcast a short time before the annual meeting by Sumner Dean arguing against the idea of establishing a Mutual Domestic Water Association (MDWA).

Lisko argued that by becoming a MDWA, SLP could tap into state funding to pay for some of the repairs of our water system infrastructure. He touted that grants from the state will cover 85% of the cost.

Star questioned whether SLP as a higher income community would qualify for grants, and if we set up as a MDWA and then can't get these grants, what's the risk?

Lisko admitted that there is no guarantee of grants but NV5 has a grant writer on staff to help and money would be funneled through the New Mexico Finance Authority (NMFA.) He stated there is some risk, and there is a limited pool of money. To qualify SLP would have to have shovel ready projects.

Moore commented that initiating an MDWA was going to be a BIG task. Getting enough people to sit on an additional board would be difficult.

Star commented if the board wants to initiate water billing to fund our systems, wouldn't it be prudent to start with a special meeting to discuss the pros and cons of ALL the alternatives first. Special meetings give the members the opportunity to ask questions, give input and eventually decide what option they feel would be best and then call for a vote at another special meeting. This may take a few special meetings, and lots of communication from the board to educate the members. She surmised that many in the association don't even know what a MDWA is.

There were many more comments about water billing and forming a MDWA but Lisko pointed out that this meeting was for discussion only. There would be no voting at this meeting and that there would be a special meeting for any future vote.

Election of Board Members

There were no nominations from the floor.

After 4.5 hours and many in attendance already dropped off the Zoom meeting, Lisko elected to move on to the ballot count at the fire station where three non board members would count the votes.

Zoom meeting ends: 6:26 pm

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