

Concerned Members report and comments on the Board meeting of SLPPOA – April 12, 2016

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

Authors notes and comments

- A local realtor refuses to show SLP property due to our problematic water system. *This isn't good news, but we've been afflicted with it for many years. Resolving our continuing water system problem is essential to protecting the values of our property, guarding resident health and safety, and rebuilding our community reputation.*
- The newly formed water committee has been tasked with many projects. *Working to lessen water loss is a temporary band aid and should be coordinated with planning for replacement as our system has reached its life expectancy.*
- A reserve study continues to be a topic of brief mention *but there has been no action since recommended in the audit of December 2014. Efforts to initiate this essential study should be given top priority as it can benefit the decisions of the water committee and put out a wake up call to the community.*
- The SLP files contain a surplus of past information *but some board members are resolved to bypassing the effort to look. Among the many water system documents, an asset inventory document has been in existence since 2009 with periodic updates compiled from contributing residents. Quit reinventing the wheel. Learn from those who have gone before.*

April 12, 2016 call to order 7:16

Board members present: Bennett, Ballman, Kilburg, Nyhan, Veverka
Absent: Fredlund, Bushnell, Brophy, Otero

Guests: Star, M.Moore, Corn
Minutes – approved
Agenda approved

Treasurer:

Op ac: \$148,085

Res: \$65,939

SA \$29,507

Delinquent past due: still 3 delinquents. There are members on payment plans, and some members are requiring legal action *It was unclear how many are on payment plans and how many have been turned over to the attorney.*

Uncollectibles remains the same; \$12,500

Past due assessments: \$7254. 90 *It was unclear whether this amount included members on payment plans.*

Kilburg received another request for disclosure docs for a property sale.

The lawsuit expense is now \$22,390.

It was mentioned the need to reapportion moneys between accounts.

Sunland Mgmt is working on the quarterly review, and has finished the year end review; it should be on the web soon.

Budget costs are on track except for legal and roads.

Water

At the end of last month the booster station overflowed. Stanley and Veverka couldn't figure out what was happening. B. Shurter determined it was an outage in the transformer. There was a break in the electric line. Electric Co. laid a temp line to the system 2 well electric housing to get the pump running.

There have been 2 meetings of the water committee. Four members, have volunteered; a new member Weary, Corn, Little and Stanley. Weary's wife who works for the lab doing compliance volunteered to help Nyhan.

The new water committee will direct the studies. First plan is the meter loop test to determine main line loss. Veverka has ordered a new strap on flow meter sensor, *that will work in place of the \$5000 meter loop installed a few years ago*. Studies on system replacement will be discussed in the committee meetings.

It was reported that there is one leak on an unoccupied property at 1000 gal Isaac Sandoval, the resident with the broken frost free on system 1 will hire Raue for the repair. It was mentioned that if no one is at the property when a leak is noted someone from the Board will put a notice on the door.

Concerning the leak study, Corn reported that he profiled a property. It was questioned why the resident at a house having zero use initiated an account on the website. It is possible that during construction, their water line was tapped directly into the main line bypassing a meter. *Who is monitoring construction and water system hookups when folks build and are charges being allocated for hookup? Thompson, our past water chair, use to oversee this, but it is unknown if any monitoring is being done anymore.*

Water loss on system 2 was up due to the electric outage at the well head stanchion. It was guessed the booster station might have overrun for as much as 10 hours.

Corn discussed notices and paint colors for 811 calls. He said they had approximately 6-7 calls and have answered almost everyone. He mentioned that there is a free software to track the notices. Corn will follow up with a report.

Compliance:

Nyhan completed the new drinking water plan with help from water operator Naranjo. Tanya Trujillo is the SLP drinking water bureau contact. The drinking water bureau has been totally reorganized. When switching locations on the sampling plan, the bureau has to be notified. Samples have to be labeled with a specific designation.

The chlorination sampling specs for March were within acceptable range. Naranjo replaced a chlorination pump and rebuilt one for a spare.

After 7 months, an email from the state engineering district informed Nyhan that the water usage reports being sent by Kilburg every month were not being received because the former rep was no longer with the agency.

Firewise:

Star was thanked for stopping illegal slash dumping at the fire station. An email to the board from the offender stated he will either pay for the chipping or haul it to Thompson Ridge slash pit when it reopens again. The offender stated that the SLP website misled him to believe that slash dumping in SLP was open. New signs will be posted.

IT webpage- There was no confirmation on the website posting regarding slash dumping.

Roads:

Work has not started yet. Bushnell has quit the board due to health reasons. The board needs to find a replacement.

Legal:

The ongoing lawsuit is scheduled to continue on June 6. There is also continuing legal action on uncollectibles.

Insurance Update:

There is still no confirmation on why the company dropped the SLP coverage. The Jemez Agency is still trying to confirm with the carrier, Philadelphia Co., their decision to drop SLP. The current policy is good to the middle of next month. It was stated that the insurance company did not drop SLP because of the lawsuit but because of a higher than average claim for a fire stand water damage issue. Bennett is looking into Lloyds of London. It's important that insurance coverage does not lapse.

Community Relations – Nyhan was pleased with the turnout at the water committee.

Architectural/Parks:

Two requests were received and approved.

In the last 2 ½ years there have been 22 resales. It was mentioned that one realtor refuses to show SLP properties due to its problematic water system.

One potential purchaser was refused due to number of animals and the CCR restrictions.

Action items

Stakes are needed to be ordered to mark water and electric lines. Veverka will try to accommodate. It was suggested that 6ft in height would be adequate but a count is needed before ordering.

Nyhan reported on his communication with American Leak Detection and their past due report. They only sent SLP an invoice with a statement. The Board was supposed to get a report and were told they would get a copy with the results. Nyhan will continue to follow up.

Nyhan found an old water drawdown test on wells done in 1978. Only 1 of those wells is still online, maybe Hovenweep. Updated information will be important for the reserve study.

Getting another drawdown test should be part of water committee responsibility. Corn reported that SLP owns a tape that will measure depth of water. There are original documents on water drawdown tests registered with the state but the information is outdated and well water levels probably have dropped over the years.

The reserve study is still in limbo. Bennett stated it should be done before this summer. Brophy has not provided another quote. The study may offer recommendations on fixing the water system. *This study*

would help the water committee, but the many months of delays will restrict the committee in their decision making.

Nyhan is looking into what type of business structure would afford grants for SLP. In order to get grants the Board should have a plan for asset management. Kilburg mentioned that a lot of info is in SLP files, but Nyhan seemed reluctant to investigate these. *An asset inventory was created during Thompson's tenure and has been periodically updated. Corn, Star and others managed the existing file and any board member can acquire it by asking. No need to dig into the files as was suggested at the meeting.*

There is no new info on tree thinning applications and no funds are currently available. Fredlund will try to get the info out earlier on the next opportunity.

There is an abandoned well (or maybe 2 wells) in the meadow that needs to be capped. It was asked if they need to be barricaded. When the wells are capped there needs to be pictures taken before and after the work is done.

Old business

Grant proposals being worked on

There are currently no road maintenance proposals as Bushnell has quit.

No progress on a reserve study quote.

No progress on CCR's

The board addressed reallocating money between accounts.

The board voted to transfer \$25K from the special assessment account into the operating account. The remainder \$4500 can accommodate a new assembly installs or maintenance issues if necessary.

The board voted to move \$35K from the operating account into the reserve account, to shore up the numbers for the upcoming reserve study. This extra money is from past years' accumulation of unused carryover funds.

Nyhan noted that the smallest amount required in a reserve account is 4 times higher than what SLP has in its account. Kilburg stated that the McKinney audit of 2009 advised a satisfactory amount for SLP would be a quarter of a million dollars. *The actual recommendation suggested we are \$150K below what we should have in our reserve account.*

The board approved a payment plan for one SLP resident. The resident hopes to pay off the debt by Sept. 20th

New business:

Van Ruyckvelt's request for McKinney audit info will be delayed until after the lawsuit is settled.

There was discussion to pay someone who could continue to work the SLP website.

Vergamini, the alternate board selectee will be appointed to take Bushnell's place in May

Action item: Nyhan stated an emergency response plan and operation and maintenance study needed to be updated to include the new drinking water plan.

Executive session: 8:35pm

Cars dispersed: 8:45 pm

ss/mm