

**Concerned Members report and comments on the Board meeting of SLPPOA –  
April 14, 2015**

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

Authors notes and comments:

- **Total delinquencies (2 uncollectable and 27 collectable) \$29,277** a 16% overall delinquency rate....and still no water turn off?
  - ~\$15, 800 in delinquent annual dues
  - ~\$13, 500 in delinquent special assessments

*2 members with \$9000 in outstanding assessments are considered uncollectible and represents 31% of the total delinquencies.....how many years has it taken for 2 members to have this large of an IOU and what actions has the Board taken to collect?*

*It's long past due for the board to initiate quicker action against non-payers and use legal action when all else fails. Turning off water to improved lots has been suggested multiple times and was also stated in legal counsel [advice](#), and yet the Board refuses to exercise this remedy. It is not the Board's discretion to be charitable with Association money. Allowing persons to create their own custom payment plans, or waiting until the delinquency goes into foreclosure or bankruptcy occurs, jeopardizes any possible collection. Delinquencies burden the paying members. We also have not been informed as to how much may have been written off the books due to these problems.*

- Delinquencies continue to be discussed in closed session. *We question why the details of delinquents and the Board's actions should be confidential. Withholding from member knowledge, suggests that Board remedies are non-productive and expensive.*
- The remainder 25 meter cans installations will begin in May. *We question why more effort hasn't been initiated to remedy property leaks and high usage; some reporting in excess of 12,000 gal per month.*

Call to order 7:20pm

Board members present: Bennett, Fredlund, Brophy, Kilburg, Downing, Veverka, Otero

Guests: Star, Shurter, Ms. Otero, the Schacht family

Agenda approved. Minutes approved

Treasurer's Report (Kilburg): *Kilburg hands over report to board members only.*

**Current account balances** *Refer to the board minutes for exact details.*

Operating \$144,630 – *expected collection for 2015 annual dues is \$108,000. We expect the \$36,630 remainder in the operating account is carryover, however carryover numbers were not reported.*

Reserve \$61,835

Special Assessment \$73,759 – *expected collection (not officially reported) for 2015 is ~\$80,000,*

### **Delinquencies**

17 property owners are making payments –*we believe they reported this number but no info regarding what custom payments plans these owners have designed for themselves or whether they are actually making the payments in a timely fashion.*

~\$15,800 – outstanding annual dues

~\$13,500 – outstanding special assessments

**Total delinquencies (uncollectable and collectable) \$29,277** *We contend the board is failing its duties of collection.*

~\$9,000 – 2 members uncollectible (31% of total delinquencies)

~\$20,277 – 27 members collectable

The Treasurer is expecting full payment from at least one more member.

*As the board has not granted access to the association books and records to requesting members, the following comments are based on the information that has been made available at board meetings and in the official minutes.*

*Our concerns:*

- *Payments made in full on the special assessment accounts have not been reported making the accuracy of the remaining unpaid balances imprecise.*
- *It is unclear whether a special assessment account as promised in the SLP special assessment vote has been established. An understanding of what has taken place in the oversight meetings regarding the special assessment account has not, to our knowledge, been publicized or made available to the membership. Updates and information regarding meter installs were previously posted on the webpage, but that information is no longer available, nor is it reported monthly at the Board meetings. We are still waiting to see the report on the website on the 2014 meter install presentation that was offered at the annual meeting.*
- *Only board members receive a treasurer's report at board meetings. The report is often difficult to understand due to its fast pace delivery.*
- *We suspect the Association Treasurer is the sole controller over money in, money out, invoicing, payment plan negotiation, lien filing, bank reconciliations, preparation of financial statements and budget modifications, etc.*

*Not only has a books and records request not been granted, but an Audit has been circumvented for a year end closeout statement which only appears to satisfy an accounting review for the SLP tax return. We are concerned that the lack of internal controls (segregation of financial duties) is a risky situation.*

*Our bookkeeper/tax service provider has offered minimal reporting on SLPPOA's books. Commentary on problems is shared via email between Sunland and the Association Treasurer, however it is unclear who on the board or in the membership is privileged to this information.*

1 Property sold on Los Griegos

1 new owner on Aztec Lane

Details of delinquencies are slated for closed session. *We question why the details of Board actions on delinquents should be confidential.*

One board member asks for format improvements to increase intelligibility on the aging report being posted on the web. Bennett is concerned about being too specific which could allow for other members to possibly gather too much information. He thinks the information is sufficient. *Certainly wouldn't be prudent to let the membership know too much about the delinquency debacle.*

### **Water report (Veverka)**

A mainline on system 1 blew out (meadow along Vallecitos Rd.) this morning.

The leak drained the three system 1 tanks in 2 hours. The leak has been isolated at the north end of the meadow on Hovenweep and at the south end at the Mimbres cul de sac. Water for units 1 and 3 is temporarily being supplied by only by the Hovenweep well which can supply approx. 8 gmp. Properties at higher elevation in these units will be out of water until the leak is fixed. A contractor has been contacted and may be able to work on the leak on Wednesday around 11 am.

Water for unit 2, in system 1, is drawing its supply from the Aspen Grove well and there is no outage in this unit.

### **Maintenance activity**

On April 5 the booster pump sheered resulting in damage.

Levelcon is still not operational and there is no apparent effort to remedy the situation.

New locks have been installed on all outbuildings for better security and safety.

Discussion ensued on tagging devices such as tanks, valves etc. as there are still problems identifying various valves at the system 1 tanks.

The Forest Service requested access to SLP water for the Forest Service project on FR10, however Veverka declined due to SLP's limited availability. It was suggested that they get water from the river.

FR 10 is open. Base course has been applied to the road just below the springs.

### **Compliance (Veverka)**

All drinking water tank inspections have been completed. A project description of the inspection services was handed out to board members and attending members. Official report is suggested to follow.

Drinking water standards came in on spec.

It was noted that there are some major property leaks.

Meter can installation will begin the 1<sup>st</sup> week of May.

After completion of the household meter installation, another leak test is planned for June or July. All households will be shut off to be able to detect main line leaks. Property owners will be offered leak detection services on their private property for a reduced cost if they are interested in the services while the contractor is in SLP. Estimated costs (*probably also depends on extent of private lines but no details were given*): \$350. Members will be contacted.

Brophy: There are some property owners showing substantial water usage. In the past, major leaks have been found on household side; even a leaky toilet can constitute a major leak. *So far property leaks and extreme water usage by some owners greater than 12,000 gal per month, remain unresolved.*

Bennett: Proposes portable bypass lines (utilizing remaining fire stands) to maintain water supply to households on the other side of a leak. Veverka points out that lately all major main line leaks have been fixed within a day.

### **Firewise (Fredlund)**

One property owner and JMEC have a problem with trees and electric lines. LCVFD chief can only get involved if property owner calls him.

This year 2 water storage tanks from Intel will be installed at LCVFD Station 1 in La Cueva. Next year, water tanks may be installed for SLP Station 2. It is unclear whether SLP will get 1 or 2 tanks.

Kilburg: Reminds that the tank installations need to conform to SLP architectural control and surrounding neighbors need to be notified. Fredlund was unsure of the location and will pass on this concern to LCVFD chief.

Bennett reported problems with power lines. JMEC contact would be Lenny Ortiz, who clears power lines. Nobody knows how to reach him.

Nyhan is pressing JMEC to do something about the trees near power lines. Last weekend one tree came down between properties in Unit 1. Another tree may have come down on Los Griegos (it also may have been a transformer problem). Power was off for one day.

### **Webpage (Schacht)**

Schacht has changed over to another webhost for better performance. The Board has made comments about changes however did not notified Schacht. Schacht asks for time with the board for better instructions on what they need for the webpage. The Board is also researching the possibility of getting a paid web designer.

It was again discussed to add a webpage section for members wanting to advertise their business or skills.

### **Roads (Downing)**

He will contact Meskimen about grading the roads and then start repairs sometime next month.

## **Legal (Brophy)**

The SLP insurance policy will expire on May 17<sup>th</sup>. He had a conversation with the Jemez Agency for a renewal quote from Philadelphia. Bennett asked for an e-vote from the board as soon as Brophy gets a quote.

Brophy has been communicating with the attorney on delinquencies.

## **Community Relations**

Schacht is leading the effort on a Sunday neighborhood appreciation day to help people in the neighborhood. The plan is to continue this effort on the 2<sup>nd</sup> Sunday of each month. Last activity to help clear pine needles on April 12 was successful. Anybody can request help. Schacht is looking for more people in need of help.

**Architectural** (Otero) no report

**Parks:** Otero wants to refurbish the picnic table.

## **Actions**

They are still looking for broken links on the website.

A hardship request is posted. It was noted that this type of important information needs to remain easy to find on the front page. Web personnel assistance for Schacht has been delayed. Bennett may have a helper for Schacht.

A list for people/lots over 60 psi needs to be posted.

Kilburg: Lien policy and lien notifications have been sent out.

## **Old Business**

Due to easement problems, a new main water line will be plumbed down Outliers Rd (system 2) for approx. \$8000 (by Raue). The expense was voted on and approved. This cost will be paid out of carryover fund (not the special assessment account). It was noted that this is a historical problem and the expense should be paid out of general funds.

A property owner in Unit 3 requested to subdivide her lot. Motion to deny this request is based on limited water availability and respective Bylaw/covenant provisions and is approved by the board.

A property owner next to Sys 2 tanks has contacted the Board regarding his water pressure drop due to the meter can installation (3 PSI drop). The Board concurred that there would be a slight pressure drop. The property owner has already paid for the materials to remedy the problem (*there was no discussion of what was requested, done or the cost*) and the Board discussed a reimbursement. Funds are out there to reimburse people. Kilburg will converse with property owner.

## **New business**

A freezer on the corner of Aspen Grove and Los Griegos setup for winter UPS deliveries will be hauled off due to liability and other reasons. The freezer will be taken to the dump. If UPS cannot deliver to an address due to inclement weather/road conditions, UPS will be instructed to leave packages at Amanda's in La Cueva for pickup by owners.

It was noted that a property owner who has been excavating dirt on Los Griegos along the road, should be warned about the electrical lines in the vicinity. It was stated that he must be notified that he has to call OneCall prior to digging activities as an electrical primary line can be a liability to the association and to the property owner.

Gates at a vacant property on Aspen Grove have been left open and entry to the property poses a hazard due to steep drop-off areas that may injure persons trespassing . Realtor/people responsible for property will be notified for liability reasons.

**Next month's action items**

Reimbursement of the property owner next to sys 2 tanks for water pressure problems.

Insurance renewal

Levelcon issues

60 psi list

End of open session, members dismissed.

Closed session begins 8.35 pm

Delinquencies, water usage and legal suit to be discussed.

Cars dispersed 9.20 pm

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