

**Concerned Members report and comments on the Board meeting of SLPPOA –  
August 21, 2017**

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

Author's notes and comments

- A weasel joined in and disrupted the meeting. We believe it came only for the baklava ;)
- Ballots have been dribbling in. Not much enthusiasm was expressed about the annual meeting.
- Time to hire a new webmaster as reports are slow to being posted.

Call to order 7:17pm

Board members present:, Kilburg, Corn, E. Fredlund, M. Otero, L. Otero , Veverka

Absent: J. Fredlund

Guests: Star

Agenda approved

Minutes – approved

No officers reports

Treasurer's Report

Account Balances:

Operating -\$179,000

Reserve - \$107,000

Special Assessment: \$5, 218

Past due members:

There are 15 past due accounts totaling \$16,700. Four uncollectible accounts at \$12,400. Three liens have been filed.

\$18,000 has been transferred from the reserve for work on system 1 water lines replacement.

Not many ballots have been received yet. One board member mentioned that they have so much mail that their ballot may have been tossed out inadvertently.

Legal costs: \$36, 154

The audit and taxes have been paid.

Water

Another 1000 ft of main line was installed on system 1 on Mimbres. Now tests are needed to determine the success of the replacement. Veverka stated that the Board needs to set up a maintenance schedule with a budget for the water system. *We believe that the purpose of the*

*reserve study was to guide future replacement budgets; however we still have not seen the final study.*

It was reported that system 1 is below 8 gal/min. *Can't verify the numbers as the August usage report has not been posted.* Some consideration has been given to replace another 1000 ft this year, but will have to determine where replacement would gain the most benefit. The north end of Hovenweep Loop in Unit 1 was skipped over due to some difficulties and may be considered for the next replacement. When new line is replaced it puts added pressure on the rest of the system and can cause problems.

#### Compliance

Sampling reports are within normal ranges. It was noted that a violation notice was a mistake and was rectified. The lead and copper sampling was done. 5 samples of copper and 2 lead samples were above normal levels. It was suspected that it might be due to old plumbing in some individual homes.

There may be one more test in August on the entire system.

There was a 160,000 gal user on sys 2 this month. It had been reported as a leak for a few months and now appears to be fixed. *To date no report on the August usage has been posted.*

One new meter can assembly was installed on system 1 in Unit 2 and another on System 2. Lids have not been delivered yet.

Water usage on system 1 had 6 leak flags, system 2 had 4 leak flags and both systems still have users greater than 10,000 gal. /mon. *Can't verify the report as the August usage has not been posted.*

#### Roads

Two bids have been received for roads maintenance. J & J excavation quoted \$48,000 that would include 7 new culverts and correcting drainage. They charge \$260/hr for any down time when work is interrupted. Road fill would be charged extra based on time and material.

Cbkn Dirtworks quoted \$2000 for grading all the association roads. Concerns about the low cost and effectiveness of the work were expressed and it was suggested that someone should drive the area with them to identify any problems. It was mentioned that Redondo Vista in system 2 is in bad shape. Existing material will be taken from the roadside to add as fill if possible and they will identify areas for culverts. It was also suggested that the Board develop a schedule with the company and budget for future work. Kilburg already committed to the grading because it is in the road budget. *Years ago we paid in excess of \$30,000 for culverts on Los Griegos and other system 2 roads and most are now not repairable or clogged with debris. A maintenance budget and schedule would be prudent to avoid another future costly culvert replacement program.*

Legal – No report.

Excess Usage Surcharge Committee - a report on the progress was read and will be further defined at the annual meeting.

Firewise

The existing fire stands may be removed if the Fire dept. has no use for them.  
886 acres were treated on Peggy Mesa.

Parks – no report.

Architectural – One request to build a fence. From the discussion it sounded like the fence was for a business, *but no clarity was volunteered on the situation*. Complaints apparently have been received.

Old business:

The audit was emailed to board and posted on web. *To date no audit has been posted.*  
Still waiting on taxes.

The lids for the meter can installs has increased by \$170 and some components went down.  
There has been no further decision on the connection fee.

There are 8 vacant lots that have no meter cans.

The complaint on the barrels with caustic liquid has been resolved. The new owners of the property are taking responsibility for what is believed to be kerosene for heating.

Leak flags reporting have been troublesome as some SLP folks either are not aware that the usage and leaks are posted every month or are just too lazy to check the website. Someone is still going to have to call those that need to be alerted. There is a device that Baker Utility sells that can give an individual homeowner a print out of their usage numbers, but there is a cost for the unit.

Excess water usage surcharge policy was minimally referred to but the information was cryptic.

Reserve study corrections are still in the works.

Bids for management companies are still a work in progress. The first contact was problematic due to the termination penalty and some contradictions in the contract.

There will be some representatives from the fire dept. and forest service at the annual meeting.  
All Board members are asked to prepare their reports.

The Board will be looking for a new webmaster. The existing webmaster may be selling.

Closed session called - no topics mentioned  
Cars dispersed 9:45pm

ss