

Concerned Members report and comments on the Board meeting of SLPPOA December 13, 2016

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

Authors notes and comments

- *Our \$5000 association sander is being used on other community roads in Jemez without permission of the board? Maybe members ought to pay more attention to the contracts.*
- *Not all roads in SLP are being plowed or sanded, but we're paying for it. What kind of a contract has the board initiated? What sand is being used and who is paying for it? And... the association paid for the last sander repair expense?*
- *Finally there is talk about moving the association documents out of individual homes. We encourage the transition. Many official and private documents have been lost over the years because there is no procedure in place to recover unreturned files from directors.*
- *The reserve study will prove beneficial to our understanding of how to budget for future improvements and repairs, but the effort is still stalled out.*
- *For many years some residents have been conducting business on their properties; in violation of the CCR's of the community. Allowing this infraction to continue may preclude the board from prohibiting a B&B and planned tree house.*
- *A surcharge for excessive usage is again being discussed by the board. Whether this is legal and in accordance with our governing docs is questionable. Water usage is not billable and "excessive" as determined by the board may be illegal.*

December 13, 2016 call to order 7:16pm

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

Guests: Star, Bennett

Minutes – approved

Agenda approved

Vice president report

Corn presented an idea about changing over to electronic file archiving to alleviate the problems of files being held exclusively on individual laptops in personal homes. He posed the questions of using the cloud for archiving.

Corn's efforts on electronically updating the water system maps didn't work.

Corn suggested a long term objective of creating a water systems overview plan. It would include what is being done and identify system components such as pipes, parts.

J. Fredlund suggested Google drive, which is free for file archiving. It would allow volunteers to add information and info would not be lost with the individual.

Treasurer:

Balances as of Nov. 30

operating account: \$73,174

Special Assessment account: \$ 5218

Reserve account:\$8298

The financials supplied from HOAMCO are much more detailed than previous statements that were generated from QuickBooks.

Legal costs: \$31,412

Taxes paid: \$131

The \$8000 contract with Martin Crane was paid. *But missed certain critical points.*

There are 3 uncollectible accounts and another may end up in foreclosure.

There was discussion about the remaining budget for water repairs and maintenance. No amounts were mentioned.

There is no further progress on the reserve study. Suggestion was made to find another vendor. The vendor was suggested by HOAMCO.

Water Maintenance

Corn shut off a few properties; One home has been vacated due to no heat, one resident passed away and one is a vacant property.

One property was turned on for realtors.

Compliance:

Veverka mentioned that residents should learn how to turn off their water because there is no guarantee that someone from the water team may be available to help.

Schmitt put in a new levelcon component for system 1. The monthly charge has been reduced from \$45 to \$15.

Corn stated that the well house heaters are running. He also stated that he sent a water system map to Carlos who has been hired for the reserve study.

System 1 is at a 66% leak rate. The 10.4 gal/min is the lowest since 2009. *However we didn't have the ability to get a definitive water balance because there were no meters to substantiate those numbers*

System 1 leak flags went from 13 to 15 this month and there are 3 property owners using greater than 10,000 gal/mon.

System 2 is at a 17% leak rate, with 1 property owner using greater than 10,000 gal./mon. There are 7 leak flags on system 2.

Otero hasn't been able to check on whether Shawn Weary will help with the past due water sampling.

Roads

Redondo Vista and few other steep roads in the association did not get plowed or sanded during the last storm because Crane claimed they were too rutted and may damage his equipment. Crane doesn't want to put his equipment at risk.

Snow removal begins at 6", but it was unclear where the measurement is taken. Kilburg stated that the contract requires that all roads get plowed. Sanding is not currently in the contract and both issues need to be defined in the contract.

Otero mentioned that he saw Crane was using the sander on other communities in Jemez. *It was not stated where he is getting the sand.* It was mentioned that the last equipment repair was paid for by SLP.

Legal:

Attorney Hays is working on one property.

The hearing ruled in defendants favor and Hays will be drafting the docs. It was suggested that a letter should go out to the association.

Parks/Architectural

There is a buyer interested in the home for sale on at 21 Redondo Vista. The sketchy plan submitted included building a 20 x 10 tree house to accommodate a proposed B&B for the property. There was discussion on a conflict of running a business, whether the tree house would constitute a residence, and concerns about water usage. Because the issue may be setting precedent, the issue will be turned over to the attorney for input.

Firewise

E. Fredlund reported on FS working on burns. They completed over half of the Vallecitos burn. They are not going to burn close of private structures.

She discussed how volunteer fire members could help people with health problems during telephone outages.

L. Otero stated that the "special committee" of 2 volunteer members, appointed by the board to review the annual meeting minutes, have not responded.

The vendor that is doing the reserve study has not asked for further information.

Action items

No progress has been made on putting up markers to prevent damage during snow removal. A few calls have been made, but no decisions. It was discussed that these markers should be 10 ft each side of the roadway for phone and within 3 ft of meter assemblies. Nothing has been bought yet, but it was suggested that t-post in the shed could be used. The posts should have reflectors.

Bollards have been seen at the top of Los Griegos near the Van Ruyckevelt resident.

Residential water leak flags

Corn suggested that the board need to email leakers however we do not have an accurate email list for all residents. Veverka offered to door knock to acquire this information.

A surcharge for leakers was discussed, but the board will have to consult with legal before initiating such action.

The board is almost complete with drafting a policy for protection of information policy. It will be sent to the attorney for input, re sign off and then posted on the website.

Corn has been granted privileges to post on the listserver.

New business:

Initiate a newsletter.

People should call if they intend to do any burning on their property.

There will be follow up on phone outages and how to contact members. It was mentioned that there are options:

- purchase a spot that could be placed on individual properties but it's \$150/yr for the service.
- use scanners on CB Channel 9
- Reception is available near the fire station or
- purchase a cell phone booster with battery backup estimated at \$300-500
- learn how to use a Ham radio

Guests left as it was suggested that there were a few confidential points that needed to be discussed.

Cars dispersed ~ 10:15pm

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