

## Concerned Members report on the Board meeting of SLPPOA – February 9, 2016

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

Authors notes and comments

- The leak rate on system 1 is now reported at 73%. *After many months of talking about what to do about the high users and the unsustainable leak rate, there is still no plan in place to address this critical issue. There are approximately 80 household on system 1 that could be affected by this problem.*
- There has been much talk about a water policy and leak identification which was again deferred to executive session. *Talking about water system issues is EVERYBODY'S business...we have argued this issue before and we state it again... this subject does not belong in closed session.*
- A payment plan reported to have been voted on for a SLP member took us by surprise. *There has been no mention of any vote in open session. It has never been mentioned in open session how many members are on payment plans.*
- The reserve study has still not been actively worked on. *A study that will provide the association with a plan on building reserve for asset replacement. We hope this will not be another case of a project that will be delegated to the circular file bin.*
- Closed sessions now exceed open sessions in length. *The business of the association is literally being closed to members.*
- *September annual draft minutes have yet to be posted. The board was sent an email today asking how much longer until the minutes will be posted for members review.*

February 9, 2016 call to order 7:15

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

Absent: Ballman, Fredlund, Nyhan, Bushnell

Guests: Star, Van Ruyckevelt, Shurter, Heather and Timo Schacht,

Minutes – approved

Revisions to the agenda:

Payment plan voted on

Badger meter renewal contract

Leak study by jack

Treasurer:

Op ac: 151,183

Res: 65,932

SA: 28,930

*No mention of annual dues received*

Uncollectable: \$12,395.78 (3 properties)

Collectable: \$1,233 (3 properties on payment plans)  
There has been another request for a payment plan.  
One property has been turned over to the attorney that was not making payments.

1099s sent out to people providing work to association, as required, no further details.

Business tax report has been completed.  
One property closing, another disclosure requested for a property on Los Griegos

Water:

The water chair did not receive Levelcon notification on dropping tank levels and pending water outage due to a major property leak on system 1.

Brad Shurter, a water volunteer notified the water team. By then the tank levels were down to 2 Inches. They drove through the neighborhood to run an early household meter reading of all system 1 properties. Another volunteer was able to use the data to pinpoint the leaking household. The culprit was a leaking frost free stanchion which had been knocked over by a snow plow. Mr. Veverka pointed out that without household meters it would have taken much more time and effort to find this household leak.

Property owners need to mark their cans, water stanchions, phone and electrical boxes with 5 ft+ posts and reflectors to avoid winter plowing accidents.

Brad Shurter dug out the household meter of the leaking property can that was located by Suzanne Star who lives next door. *The community relations officer of the Board took liberties against board policy, to advertise an inaccurate account about the major leak on system 1 which has not been retracted or corrected by the Board.*

The Board thanked whomever who was out there. *There are a few non-board volunteers left to deal with the aging system 1 water supply lines. We are curious who will be tasked this spring with developing a plan to mitigate the 70% leak rate that threatens the folks that rely on system 1.*

It was reported that the water usage looks good with the exception of the major leak on system 1. There are some household leaks and there is one heavy water user. It was noted that the electric cost is "way off." It was explained the high rate was due to the big leak fixed by Brad Shurter which emptied system 1 tanks several times before the leak could be identified.

Mr. Corn gave a summary on meter readings, and recommended a report every month. *It is unacceptable that so little attention has been given to the continually increasing water system leak rate.*

5 household are reading in excess of 10,000 gal/mon.  
The big leak of last month was about 53,000 gals.  
3 of the five excessive users properties are showing leak flags, and there is one heavy user.

The leak flags have increased from 12 to 21. *No mention has been made of trying to contact these people as has been talked about meeting after meeting.*

A water audit was presented due to a previous conversation between Sabine Shurter and Mr. Corn:  
In system 1, approximately 1 million gal have been pumped last month and usage is reported at 291,000 indicating a 73% leak rate on system 1.

Potential actions to be taken:

Need to talk to people about their usage and leaks.

Deploy a sonic listening system to hear water running from leaks.

Core sampling

Efficient use of the meter loop installed near tank site several years ago.

Install as many as 10 more isolation valves for more effective leak detection efforts.

Establish a water committee to start planning for spring repairs and upgrades.

System 2 reports 135,700 gal/mon. with usage at 127,435. System 2 appears to be tight for the moment.

Compliance

Mr. Nyhan was absent. No report. Everything is up to date according to Ms. Kilburg.

Firewise

Ms. Fredlund was absent. The announcement about the thinning project was too short notice. A lot of people missed out on the opportunity. The Board is hoping for another opportunity. Consultations may be still available but all funds have been allocated.

Webpage

The webmaster is moving to Idaho but is still providing help for now. The Board is hoping to continue the website upgrades via long distance.

Roads:

Mr. Bushnell was absent. It was reported that the sander is being used, but the roads are still not being widened enough. A suggestion was made that water stands or pedestals etc. need to be flagged and marked with reflectors. Propane deliveries have been an issue. Some new surveys are handed out showing GPS markers needed by Kris Luster, the road contractor, who will provide road work to continue with this project.

Legal:

Lawsuit is still in process. Mr. Brophy had no comment.

The continuing court date is set for Mar 11, at 9 am.

Community Relations

Mr. Nyhan absent. No report

Architectural

One request from Christine Heffner last summer that Otero approved. *The project was not discussed at a board meeting of what was approved. This should be stated what the homeowner plans are so there are no surprises to neighbors and members.*

Action items:

After many months there is still no report on the work done by the ABQ leak detection service.

Well dropping head test suggested by Mr. Nyhan will probably have to wait until spring.

Mr. Brophy reported that he has made no further progress on the reserve study. No other provider has been found.

The Board hopes that Ms. Fredlund will get information for another cycle of thinning applications.

Old business:

The unit covenants were again mentioned. No further action has been taken by the Board.

A water shut off policy and leak identification will be talked about in closed session. *We question why this information is confidential.* It was mentioned that the Board will discuss something and then will bring it out to the members.

The Board is looking for members who can write grant proposals. *It remains unexplained what grants may be available for private entities such as SLPPOA.*

It was suggested that another newsletter should be prepared to tell members what will happen in spring.

The service contract for Badger Meters was voted and approved at \$45.50 /mon., annually \$573.98 . The contract includes firmware and software updates and instrument maintenance.

Old business:

Payment plan verbiage was mentioned.

One SLP member is going to be on a fixed monthly payment with accrued interest. The payoff date will be the end of the year. A vote on this plan was approved. *It has never been reported that a payment plan was voted on, at least not in open session. It surely does not stand for transparent business practices and to hide such information from the membership and does not promote trust in Board actions.*

New business:

Action Item:

Stakes and reflectors to indicate the location of meters, shutoffs, and road boundaries are needed due to buildup of snow on the roads and nowhere to put the snow. It was mentioned concrete jersey bumpers. Ms. Van Ruyckevelt suggested a boulder to keep a more aesthetic look for the neighborhood.

Ms. Van Ruyckevelt's request for agenda time to discuss the 2013 audit was delayed for another month .

It was mentioned that the Board has received no bill from Kris Luster for the road work he has done.

Closed session 7:50 pm

Cars dispersed 8:45 pm

ss/bv/ss