

**Concerned Members report and comments on the Board meeting of SLPPOA –
July 11, 2017**

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

Author's notes and comments

- Why do we still have 17 delinquent lot owners when half the year is over? *The Board gives no information about what they are doing to collect. Each lot owner is obligated to pay their fair share for services; however there are some being allowed to leech off the rest of us.*
- The Board blames Star for the legal costs. *The Board still hasn't figure out why they are in this lawsuit.*
- There was a boiled water advisory recommended after the fire, *so why didn't the residents didn't get the message?*
- Not only do we have a garbage dump on the corner of Ashley and Mimbres that continues to be neglected by the Board, *but we have residents complaining about an accumulating eye sore of cars on a Los Griegos lot and we have a barrel of flammable solvent on Redondo Vista. And there has been no resolve by the Board on any of these problems. So why do we have CCR's?*
- The Board wants to form a committee to make decisions on charging excessive water users. *>10,000 gal/mon has been determined excessive. So, if the members approve a bylaw change every member has the right to use up to 10,000 gal/mon and still be under the radar. Do the math. How fast could 150 lot owners and a 45% leak factor use up our 60 acre ft/yr. state water rights allocation? Let's hope the committee members have a better solution.*

Call to order 7:17 pm

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

Board members absent: Veverka, E. Fredlund

Guests: Star

Agenda approved

Minutes – approved

No officers reports

Treasurer's Report:

Account Balances

Operating: \$83,117

Reserve: \$125,251

Special Assessment: \$5,218

Past due assessments:

17 members remain delinquent for a total of \$18,144.

Four are considered uncollectible at ~\$12,000 and four of those owe interest only and 5 are on payment plans. The others are not responding.

Legal costs:

There was another ~\$1000 added to the cost of the lawsuit for a total of \$36,154. The cost was blamed on the attorney's need to respond to Star's corrections of his court order. *However the cost was due to the SLP attorney's not properly addressing the language of the order of the court. Those errors were brought to the attorney's attention by Star, requiring a rewrite of his order and it appears he billed the association to correct his error.*

There were some questions about the audit and those were discussed with the auditor. The audit is being drafted.

On June 14 – \$40,000 was transferred to the reserve account.

The water conversation fee of \$175 has been paid.

Water

No maintenance report . New batteries were installed in the level con unit for sys 2. The Isaac controller was raised so it is now reporting tank levels at 80% full on Sys 1.

Compliance

Corn reported that after the fire there was a recommended boil advisory because we lost pressure on the system. *Apparently the Board did not follow through with this recommendation as there was known communication during the event or immediately thereafter.* After the fact, the water system operator was requested to do some extra samples because of the recommendation. No issues were reported. Other required samples have been completed and there is no report yet on the lead and copper results.

The Consumer Confidence Report is posted and the certification is done.

Corn reported on a 90,000 gal/month user. *It's unknown whether any of the Board has contacted him about this abuse.*

The first phase of the sys 1 main line replacement project (*through the meadow from Vallecitos Rd to the north end of Mimbres*) came in under \$15,000. The exact cost is still being calculated. The cost is expected to go up on phase 2 in August on the main line down Mimbres. Estimates are \$15,000. The Board voted to allocate another \$20,000 for phase 2.

A generator that has been stored in a resident garage was resurrected a few days into the Cajete Fire. It restored water for system 1. Some modifications had to be made to the well house to accommodate the generator power. It is possible that the same could be done for system 2 but they would also have to accommodate the booster station. *We've had a generator sitting around for many years, and when it was finally needed, a few volunteers had to scramble to set up and then....find gas! Guess we didn't earn that boy scout badge.*

The lack of pressure during the fire may have been a partially closed valve or the flow meter at the tank site being only 2" may also be a limiting factor. More investigation is needed.

Water usage on system 1 is less than June with a 13 leak flags and 8 users > 10,000 gal/mon. On system 2 there was an increase in usage with 3 leak flags and 5 users > 10,000 gal/mon.

Roads

Still waiting on estimates for repairs.

Legal

SLP attorney is out of town. No update on the covenant violation on Mimbres.

Firewise

Gilman tunnels to reopen Aug. 1

People are asked to report any campfires to FS dispatch.

Parks – no report.

Architectural – 1 request was being addressed.

Old business

Audit – an email was sent to the auditor with questions. The auditor was critical of the McKinney report. Final is coming soon.

Restrictive violations –Letter to one resident with multiple cars on their property is on hold. It was stressed that the Board is not empowered to deal with covenant violations. Homeowners have to take their own action. *We disagree. It's never a good idea to pit neighbor against neighbor. It's the board fiduciary duty to protect property values and the health and safety of the community. If the Board shirks its responsibility to the residents, the Board will find themselves shortly entangled in yet another legal battle.*

Meter can installations–there are 2 vacant lot requests – the meter assembly will be billed as per the special assessment cost and there will be an additional connection fee that has not been determined. The money will be put into the special assessment account. Contractor cost for a frost free hydrant and installation is pending.

Google drive – J. Fredlund moved all water usage sheets to google drive and it's up and working.

Board volunteers are needed– ballots need to go out at the end of month.

Newletter is being drafted.

Leak flags – no notifications have been done.

Excess usage policy–much discussion ensued about how to stop some people from abusing water usage. The Board is looking for residents to join a committee to discuss a surcharge for excess water usage amendment to the bylaws. The proposal will be brought up at the annual meeting for discussion. *We agree that excessive usage and no accountability to fix leaks is a growing problem in the community. However, the Board continues to refuse to address water billing. Surcharge for excess water usage doesn't address how to encourage fixing property leaks. Hot and cold running water as was once upon a time claimed by the Board, is not a "right," it's not unlimited and it's not free. It's a utility like phone, internet and electric service. We all pay for pumping, chlorinating and maintaining the distribution system...well....obviously not all of us.*

Reserve study–there were some changes made and the updates are being done.

Hiring a new management company–there has been no further progress.

New Business

Ballots– have to go out by end July. Still no interest from the membership. *Do you blame them?*

There was a new complaint about a barrel with flammable substance on a Redondo Vista property. It was advised that LANB be called to rectify.

Properties that have leaks need to be disclosed at sale, however it was unknown whether the Board had any liability or if it was the owner's responsible to report.

Closed session called ~8:45pm. No topics mention.
Cars dispersed 9:30pm

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