

**Concerned Members report and comments on the Board meeting of SLPPOA –
June, 16 2015**

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

Authors notes and comments:

- In was reported that there is \$25,690 in the special assessment account after the meter assembly project is declared complete. *We've been told that we were considerably over-budgeted during the last 3 years. We question what kind of bookkeeping has been done to have this sudden revelation of extra money in the bank. Turns out the original planners of the project were on target in their projections and should be applauded for excellent plans.*
- It's reported that we still have a 50% water loss in our systems and no further clue as to why. A recommendation for public awareness on the high leak rates/water usage was suggested using graphs on the website to display a resident's usage against the average, and the community water balance. *It's about time that wasteful users are recognized as we do have limited water rights and though the report was vague, it sounds like we have been close to exceeding our yearly allocation.*
- A target date and time will be discussed in closed session about the HOA management decision. *Despite the discussion about getting the association informed, the issue is being discussed in private? What's the big secret about the Board hiring a management company?*
- The roads chair has been suggesting a need for a professional engineering report. A study which was initiated in 2003 received little if any attention by former boards and is being revisited...if only they can find the report! *We contend this is a better idea then continuing to throw money every year at marginal repairs only to see the results washed into ditches, down the arroyos and end up in someone's backyard. Dirt roads are hard to maintain, especially due to the poor initial engineering— and professional help is a wise choice.*
- Resident, Shurter was acknowledged for her contribution to alert the membership to the geothermal issues. Some on the board disputed the “personal” approach without Board approval, *however we need to remind the board that years ago the community relations chair took the responsibility to watch the community's “back door” and notify the residents of action alerts. Now it appears this is left up to the residents to be attuned to potential problematic business ventures that have the potential of environmental and economic damage.*

June 16, 2015 call to order 7:15

Board members present: Bennett, Brophy, Kilburg, Nyhan, Downing, Ballman, Veverka, Otero
Guests: Star, Moore, Schacht and family, Ms. Otero, Corn

Reports

Treasurer:

Account balances:

Operating-\$128046

Reserve -\$61801

Special Assessment \$25690

Still two properties with uncollectible debt (\$10,310*),
10 properties with collectible debt = \$9823. Of this, \$4482 is delinquent dues and \$5341 is from delinquent special assessments.

One property owner with a long-standing debt paid up in full recently.

Total delinquencies now = \$20,133.

*This number is taken from the March minutes. More recent data is not available.

Legal

\$7457 spent to date, but does not include the June billing—year to date —over budget. *The amount wasn't broken down with respect to collection efforts and the lawsuit.*

Water

Meter can installs are complete. 151 cans have been installed.

Corn fixed a recent leak on Los Griegos

\$25,690 left over in the special assessment account which included the upfront cost of the computer. Costs for this year were \$52,642. *The total income/expenses of the project have never been divulged.*

Mention was made about the need to address expenses for replacements of the meter reader and other general inventory/spare parts. A 10% goal was suggested.

151 cans are reported installed— only 4 not installed. It was suggested to purchase 4 full assemblies and have 15 spare meters as there is surplus money in the special assessment account. They will get a price on these assemblies and decide what should be included in the “maintenance package”

It was noted that the Aspen well pump house needs to be rebuilt.

Compliance

The Consumer Confidence Report has been submitted and OK's by the state. It is posted on the website.

IT –

The webpage has been redesigned with more visible contact points.

Input was requested on the layout. In addition to the member login, setting up personal accounts was discussed. More public awareness on the high leak rates/water usage was suggested using graphs on the website to display a resident's usage against the average, and the community water balance.

Reference was made to hitting our water limit. *We expect that implies that we are close to over allocating our water rights, but those are reports that are no longer made public knowledge—* it's unknown why we have a 50% unaccountable water loss

A motion was approved to allow Schacht privileged information to the meter readings and other raw data from pumps for web postings.

Roads:

Pete Meskimen will proceed with the work discussed last meeting. Star will send Downing the 2003 engineering report.

Legal

Attorney Hays has been working on two delinquencies. Some delinquents are making payments and one of the long outstanding members has paid in full. *There was no disclosure on how much expense is being put into legal efforts to collect, or the amount of the payments.*

Community relations

Newsletter will be used for community relations.

The Sunday “neighbors helping neighbors” day consisted of hauling slash from a resident's property.

It was suggested that rebuilding the Aspen pump house could be a community effort. The old well will need to be capped to stay in compliance with NMED and the effort will need to be coordinated so the well house electronics are not subject to long time exposure during the process.

Parks

Picnic tables renovated.

A freezer on Los Griegos continues to be an eyesore and liability and is in the road easement. Removal has been talked about in the last few board meetings, but nothing has been done to date. Fredlund will check with owner as to what they want to do. It was suggested that the owner hauled it in; the owner should haul it out, however the effort is falling on the board to remedy.

Action list

There was no response on a new web quote so the issue is dropped.

The Jemez vegetation program (removal of trees along the power line path) needs to be posted on the web.

Firewise

The acquisition of two 25000 water tanks being brought to the fire department in La Cueva is noted as being very expensive.

Old business

The HOA management discussion continued with need for a target date and time. There was discussion about getting the association informed. Further discussion on this issue was tabled until closed session. *Doesn't seem like this is an appropriate topic for a closed session.*

The Board decided that resident corrections to the minutes of the 2013 annual member meeting were not going to be acknowledged. *The annual meeting last year did not allow for reasonable member contribution or question, but was conducted as another board meeting where the board presented to the members, but appeared to have no interest in members input.*

It was decided that the Board will add a clarification about the annual meeting minutes and how it will affect future general annual membership meetings. *CMSLPPOA.org will continue to post a member report of the meetings regardless of how the Board decides to control the information.*

Listserver postings:

Resident, Shurter was acknowledged for her contribution to alert the membership to the geothermal issues. *At least someone was paying attention.* Some on the board disputed the "personal" approach without Board approval. The webmaster suggested he would not post anything on the webpage without Board approval but mentioned that there should be a discussion or forum page for the community.

Closed session 9:03 pm

Cars dispersed at 10:15 pm

ss/mm