

**Concerned Members report and comments on the Board meeting of SLPPOA
March 14, 2017**

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

Author's notes and comments

- ***How does it happen that water sampling compliance is overlooked?*** This requirement has been satisfied for many years in the past with responsible water system operators and board members keeping track of the requirements. It's not like this information has not been passed down...or were they just not listening?
- ***Where are the financial statements posted?*** What's taking so long to post? The lawsuit was about not having adequate financial information. The reports from HOAMCO are apparently many pages, but there has been nothing posted from new management.
- ***Does storing SLP information in the "cloud" give us better security?*** There is no such thing as a completely safe cloud system. Any time you store data on the Internet, you are at risk for a cyber attack or compromising private information either from internal or external abuse. Has the board thought about what level of risk they are comfortable dealing with before they post our community information in the cloud?
- ***How long does the community have to put up with a covenant violation and a health hazard?*** While the board struggles to determine whether a tree house is an illegal residence, 2 years have passed without a word about covenant or health violations on an abandoned home in the association with garbage piled in the driveway. The irony is that members of the board have walked by and driven by during meter readings without any mention or apparent concern.
- ***How does a member find out about policies that the board voted on?*** At this board meeting there was a vote on a policy ... it was covertly mentioned in 2 sentences and passed a vote with no further explanation. Maybe it will be explained in the February minutes or if it is not, it would appear that the specifics took place in a closed meeting. Transparency at its best!
- ***Seen the reserve study yet?*** Neither have we.

March 14, 2017 call to order 7:15

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

Guests: Star, Bennett

Agenda approved

Minutes – approved

Treasurer:

Operating Acct: \$152,132

Reserve Acct: \$83,745

Special Assessment Acct: \$5,218

Past due:

4 past due accounts totals \$8,690. 2 uncollectible.

Legal costs: \$33,076

Tax preparation cost: \$250

Estimate for an audit due this year is \$3000 and will be done by a different accountant.

Veverka would like to see the year to date budgets. Kilburg will asked HOAMCO to include another column to break out the budget expenditures.

Discussion about whether Crane will continue to plow now that he is full time employed elsewhere. The snow removal contract was paid in the fall

Vergamini stated that the snow stakes cost \$92.

Kilburg stated that there was a transfer of funds because HOAMCO set up another reserve account in their bank, and she discussed with them that we did not want to maintain two separate reserve accounts.

HOAMCO will issue a check to us and the balance sheet will show a HOAMCO reserve acct and LANB reserve acct.

Water:

No new problems. Veverka will discuss later in the meeting his agenda for spring and summer projects.

Water Compliance:

Biological reports "sort of normal."

Received a certified letter about noncompliance with the lead & copper sampling that was not completed as required. A notice of non compliance has been posted on the SLPPOA website and same filed with NM Drinking Water Bureau. Corn has asked Frank, to take those samples. Corn suggested Frank was aware of the sampling requirements, but no one asked him to do it and it apparently is not in his contract. Lead and Copper needs to be done every 3 years. *We question why no one on the board was alerted to this issue as it has been known and a routine for many years in the past.*

Otero discovered a sys 2 resident had a leak flag and turned his meter off as the resident said he thought he had a leak. It was the highest lot on sys 2 near the storage tanks.

The meter readings were done by Stanley and Veverka this month. The leak rate was down from the previous month. On sys 1 there are 18 leak flags and 2 users over 10,000 gal./mon. Sys 1 had a 53,000 gal leak that was discovered on the homeowner's side of the property.

Sys 2 usage is up. There are 8 leak flags and 3 users over 10,000 gal./mon. An email has been sent to those excess users and those with leak flags.

Roads

No changes from Feb. One half the snow budget has been used. More cinders have been ordered and paid for and will be delivered when it is decided where to put them so they are not intermixed with the county cinder piles.

Legal:

The attorney stated that the covenants of 1 residence per lot would dictate the adult treehouse issue. *It wasn't clear how the treehouse differs from a garage with a room above and...the covenants haven't been systematically enforced in the past.*

The attorney also stated that a water surcharge could be crafted. *There was no discussion on a bylaw vote to adopt such a policy.*

There has been no emails regarding the lawsuit. An appeal has been docketed. A hearing is scheduled for May 23 at 10:30.

Firewise

The prescribed burns are complete. They are planning to remove snags along Hwy 4 from Gilman to the Valles Caldera.

April 29 there will be a fire prevention meeting at the Baptist church in La Cueva.

Parks/Architectural – no report

Old business

The reserve study was reviewed as generally good. It was recommended that it be repeated every 3 years. It was stated that the reserves are currently underfunded and be increased to cover project costs.

It was mentioned that a \$150,000 amount should be considered to prepare for future expenses. The financial reports will need to be reviewed for transfers of funds from the operating account to the reserve account. It was stated that we are not using the reserve budget as we should be using it. Having a reserve properly funded will keep us out of special assessments. *We expect to see this report posted soon.*

Audit

The audit will be for 1 year. The \$3000 was approved by the board. The audit and the tax preparation will be done by the same CPA. *There was no reference given on who would be doing the work or where the recommendation came from.*

Using the "cloud" for archiving of SLPPOA documents can be achieved for \$20/yr. The downside is if we stop paying and don't keep hard copies, we would lose the space *and the information?*

Fredlund will set up separate folders, editing and permissions for each chair and it was advised that the financial statements could be stored there as they are so large. *So far there have been no HOAMCO financials posted on the web.*

It was stated that venturing into the cloud with our data would help the continuity of history when boards change. *There are positives and negatives to this idea. The good news is that data won't disappear into files and boxes stored at individual members homes and lost when that person retires. However, if a board member is not interested in his predecessors information, history such as the sampling requirement will be overlooked. The other downside is the security risks-- there is no such thing as a completely safe cloud system. Any time you store data on the Internet, you are at risk for a cyber attack.*

HOAMCO is still working out the bugs with the calculation of late interest.

Proposed SB 244 has new changes that some on the Board call ridiculous. The bill includes a fine for non compliance. There was mention that some sent emails to the committees stating opposition. It was also stated that a letter will be sent to Gov. Martinez.

Ashley lane gate issue. No mention of why the issue was being discussed however it was stated that a notice in a newsletter should go out to all SLPPOA residents about the use of the easement.

The snow plowing situation for next year will be reviewed with Crane.

Action items

Residential leak flags- need more phone numbers and will contact those residents every month.

Excess water usage policy –attorney suggested a type of special assessment that would charge the property owners to fix leaks. *The discussion was not clearly defined or understandable.*

Draft policies – it was stated that some *undefined* policy should be tabled until it is clear what happens to SB244. However, Fredlund moved to initiate a vote on whatever the policy was. *The "policy" was not defined for the guests at the meeting because ...maybe it isn't in the best interests of the membership? As the meeting minutes have not been posted for February it is unknown whether the policy was discussed in the opening meeting or decided in closed session. In any event, as a courtesy to the guests, a policy affecting the members should be summarized. We are watching to see when this "new" policy is posted on the website.*

The meter can installation on vacant lots was discussed. There was concern that future installations would be more costly and that the association would have to pay the difference. It was decided that future costs for installation and assembly would be the responsibility of the property owner at the time of development.

Water agenda:

In April, Veverka would like to do another water test to determine sections of line in sys 1 that have the highest leak rate and attack those areas first. He stated that isolation valves are needed at the intersection of Ashley and Mimbres and at the north end of Mimbres before the meadow. He would like to get Raue started on the installation in May. There will be no water committee meetings.

Executive session called 8:45pm --no topics mentioned

Cars dispersed: 9:45pm

ss