

**Concerned Members report and comments on the Board meeting of SLPPOA –  
March 13, 2018**

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

Authors' notes and comments:

- The fear of being sued due to enforcement of the CCR's alarm us. *All the CCR's offer defense against violators. If the Board cowers from offenders, they compromise home values and the aesthetics of the community. The letter that has been months in deliberation to a Los Griegos offender, has yet to be sent or acted upon.*
- The Board has been procrastinating on how to handle the leak flag issue however work continues on creating a new Bylaws policy to charge for excessive usage. *We find no basis to initiate a Bylaws change when a process such as letters to inform those that have leak flags is implemented first. An excessive usage policy that singles out property owners is a cop-out to dodge what this community should be facing head on; a policy to fund our water systems. We can only support a Bylaws change if it pursues a fair and equitable water billing policy for all property owners.*

Call to order 7:20

Board members present:, M Otero, L. Otero , Nelson, Kilburg, Veverka, Corn, Weary  
Absent: Fredlund (resigned)

Guests: Star, Van Ruyckevelt, Brophy

Agenda & February minutes approved.

**Treasurer Report**

Account balances

Operating - \$\$136,705

Reserve - \$110,879

Special Assessment - \$7,272

3 delinquent accounts totaling \$8,229 either in bankruptcy or foreclosure were reported. An additional bankruptcy has been reported. *We are concerned about how much money, again, the community will lose on the 3 delinquents and the upcoming bankruptcy and whether the Board has taken action to mitigate the losses.*

30 members have not paid any amount toward the 2018 dues and 16 have paid a portion.

1 payment plan has been requested.

2 homes have closed and 1 sale pending

Legal cost \$51,949.

Veverka mentioned that it's time to close out the Special Assessment account. The money will be moved to the reserve account.

Nelson asked if there is an auto pay available to members. HOAMCO may be able to establish this process and the members should be advised.

### **Water maintenance**

Sanitary survey requires venting on system 2 tanks. Two well caps \$500 each will be needed. The Board approved spending \$1000 plus tax, and shipping.

Veverka proposed hiring an electrician to fix all electrical on pumping stations and estimated the work at \$1000.

A new valve at tanks is needed and will require draining the tanks for installation.

Veverka commented that another leak test of system 1 is still needed, but there was no suggestion of when that would be done.

The current emergency number at the Booster station needs to be changed.

### **Water compliance**

System 1 residual was noted to be a little high.

Corn filed meter readings, however he filed late on the sanitary survey compliance issues and there is a violation that needs to be posted. He commented that there was a 2014 violation still on the books, but didn't have information about it.

Corn expressed a need to find a new compliance officer.

System 1 is currently running on 1 storage tank. System was low.

Water usage on system 1 is down and there were 14 leak flags, 3 users >7000/gal/mon., of those 3, 1 user reporting at 9880/gal/mon.

Sys 2 usage has 4 leak flags. 1 user > 7000/gal/mon and a user with a leak flag still reporting at 15000/gal/mon.

### **Roads**

No action has been taken on the Bonito erosion. Nelson will be calling on the millings.

As there have been numerous complaints, Kilburg reported that CBK dirtworks will not be coming back to help with road work. The Board needs to find another contractor.

Nelson mentioned two options for signage on the cinder pile. A professional sign was opted over a handmade sign.

### **Legal**

No new activity on the lawsuit.

No activity on the delinquent account turned over to the attorney.

A letter to the CCR's violator on Los Griegos still not sent.

### **Firewise**

Firewise meetings will be held on April 7, 14, and the 21.

**Parks** – no report

## **Architectural**

There were 2 requests for new home building on vacant lots. M. Otero made the decision without architectural committee involvement to approve. – Unit 2 lot 5 and Unit 6 lot 13. *It didn't appear that any of the Board members were aware of the approvals. Despite the lack of a committee, the issue should have been brought to the attention of the board before approval.*

## **Old business**

A new webmaster has been hired.

The survey for the county cinder pile is pending.

The county jersey bumpers surrounding the county cinder pile will not be addressed until the survey is complete.

Fredlund who resigned agreed to finish his efforts on the usage policy.

## **Action items**

No action has been taken on the inventory of water system spare parts.

No action has been taken on the leak flags. More discussion was initiated on how to contact owners with leak flags. Veverka suggested ignoring low user with leak flags, however Nelson disagreed. *We agree because any leak flag is important and can cause damage. Discrimination is not good policy.*

There was a message sent via the listserv about free fencing offered by the FS to exclude cattle from SLP. Response is wanted by March 31. Only properties that border the national forest are eligible, and then only to fence the boundary between their property and the forest. *What the plan is for cattle guards or gates for roads/trails that penetrate the community was not discussed.*

No action on investigating new management company options.

No action on the property tax issue.

Kilburg sent out an old draft version of the CCR's but has received no response from the Board.

No action on posting an update about the lawsuit.

## **New business**

There are 2 openings on the Board. The Board can appoint interested persons and don't have to wait until the Sept. election to try to fill the positions.

Volunteers are needed for the architectural committee. They don't have to attend board meetings but they need to be property owners.

Van Ruyckvelt submitted a letter to be posted with the minutes regarding her dissatisfaction with the Board's reluctance to send a letter to the Los Griegos covenants violator based on a disagreement between Board members about legal process. She stated that she wants action to protect property values.

Kilburg defended the difficulty of taking actions on CCR offenders due to the different legal actions available in the CCR's; the fear of being involved in, and spending money on lawsuits was mentioned. It was stated that they send letters with a 30 day warning and if no action is taken, the Board will "take action from there." *So far no letter has been sent to the Los Griegos offender, despite numerous complaints. There are provisions in all the CCR's allowing the Board to defend against violations. If the Board is fearful of litigation in taking action, their inactions may also be subject to lawsuits.*

A culvert on Cerro Pelado has backed up due to a spring and needs to be cleaned.

L. Otero has prepared a policy for sending out annual dues reminders.

Comprehensive vs. singular changes to the Bylaws was briefly discussed.

Brophy asked about updates on a wood chipper.

Open meeting near end at 8:44 pm.

Closed session noted.

ss/bv

CM Report - Not for Copy