

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

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

Author's notes and comments:

- After a lengthy discussion regarding roads repair and maintenance, *not once was there a mention of plans to fix SLP water systems. We have a 53% leak rate on both systems and over 6 million gallons a year lost because of system leaks. There's an elephant in the room and we're ignoring it. So much fire protection being wasted by leaks!*
- Even though the Excessive Water Use Policy has been bantered around for over 2 years, *questions regarding the fairness of the proposal, and why should we consider this approach over other more viable options, remains unanswered.*
- Bylaws changes have been alluded to *and we question whether the changes are to protect the Board or the members? We have seen nothing definitive about what changes are going to be proposed and DO WE REALLY NEED THEM?*
- Rightley ran and was elected to the Board..... *he hasn't shown up yet.*

Meeting called to order 7:15pm

Board members present: Corn, M. Otero, L. Otero , Weary, Lisko, Studell

Absent: Kilburg, Rightley, (newly elected board member- ***missed 3 meetings***)

Guests: Star

Minutes and agenda approved with one addition for the new business section - whether a member should receive reimburse for work to rebury a phone line.

Corn conducting the meeting in Kilburg's absence.

Vice President Report:

- Listserv mgmt. is now under the jurisdiction of Corn and J. Fredlund.
- A snow removal contract is in progress.
- The abandoned trailer parked on upper Los Griegos has been removed.
- Changes on the lock box access have been completed.
- The County was contacted to get some road work done in Unit 1. Nine loads of fill were put on Hovenweep and Mesa Verde.
- There was a NM Rural Water meeting for Board training. He and Star attended.

Treasurer report - L. Otero

Account balances:

Operating: \$104,600

Reserve: \$110,000

14 delinquencies with a total outstanding of \$3,400. Two accounts are paying off the balance, and liens have been filed on 2 owners who have paid no dues. Eight members have minimal amounts due.

\$660 was transferred to the reserve account.

The annual meeting minutes have been reviewed and corrections have been received. The report will be posted on the website.

Legal costs for the lawsuit remain unchanged.

Other legal costs - \$5,283, the increase is due to obtaining legal opinion about the bylaws changes.

One vacant lot has been sold.

Otero stated that our management. company, HOAMCO, makes a lot of mistakes making it a time consuming job to cross check the numbers.

Water maintenance - Corn

He attended a 1/2 day NMRW Board training in Jemez.

The meter readings have been filed.

Sys 1- leak rate at 6.6 gals/min. 9 leak flags and 9 property owners over 7,000. The highest user is back within reason. An issue with a leak was resolved by running a 3/4 inch pipe inside a 1 inch to repair.

One meter was missed during the monthly readings due to snow. Water pumped this month - 519,000 gals. Usage at 224,000. (*Approx. 300,000 water loss*)

The pump timer was reset due to the power outage and heaters in the pump houses have been checked.

Sys 2 pumped 360,000 this month, and usage was 143,000 gals. (*Approx. 217,000 gal. loss*) The system is at a 4.9 gals/min leak rate. 7 leak flags and three property owners over 7,000 gals this month. Corn notified 11 members and only heard back from one. He does not have some email addresses for those with leak flags.

The levelcon batteries were changed on sys 2 tanks. Transmitters may not work beyond July because the company is dropping the older technology. Don't know if our existing units will continue to work after the changeover. It will cost \$385 dollars to change over and a transmitter might be available to borrow to test before investing.

Schmitt has offered to write a water systems owner manual.

Lisko asked about the extensive leak rate. *Finally, a board member observing that we are wasting 500,000 gals/mon. in unaccountable system losses. That equates to over 6 million gals/yr. Fire protection being dumped into the ground.*

Compliance - Weary

Test results showed absent for total coliform, and residual chlorine at normal requirements. However, Weary mentioned that a first test for sys 1 showed over normal at .07 for total coliform. The second test was normal. *Might our leaks be creating some contamination?*

Weary will follow up on the 8 yrs of past due Extension of Time filings due to the Office of State Engineer (OSE). Star stated that SLP is required to file every 3 years and pay a fee if we want to continue to avoid filing for perfection of our rights. She stated that there is no known withdrawal by Bootzin for his Unit 9, 18 lots despite he has drilled a private well and hearsay has it that he also has a separate set of Bylaws, but he still may have claim over some of SLP's water rights.

Legal advice should be obtained for an accurate determination. Star also stated that when all our lots are developed OSE may inquire about perfection.

Roads - Studell

A approval of a 2 yr contract for \$8500 for 7 plowings per yr. by Raue and \$1000 per plowing thereafter was finalized with one no vote from Lisko. The Board will supply 4 names who will contact Raue when plowing is needed. A 4 in base will be necessary before he is called. He can be available at 6am; however there will be a maximum 4 hour response time.

His conditions were no sanding, and he will have to repair some of the roads prior to plowing so he doesn't damage his plow on the road divots and moguls.

It was noted that this is twice as much as we paid last year; *however, we lost our last contractor due to members calling Crane at all hours and numerous times without Board approval.*

Finding a replacement contractor was undertaken too late this year and no other options presented themselves. M. Otero mentioned that a resident may be interested, but he doesn't have all the equipment and couldn't gear up soon enough to cover this year.

Lisko suggested buying a plow for the SLP. There was discussion about liability and the fact that the Board has never wanted to invest in equipment. Former contractor Crane has equipment for sale, but comes with the condition to also plow Thompson Ridge.

Stakes need to put at certain locations to guide the plowing.

Legal - L. Otero reporting for Kilburg

Both attorneys have given approval to proceed with the Bylaws changes, however there is still one outstanding question. The Bylaws change is still in limbo. *DO WE REALLY NEED BYLAWS CHANGES?*

Studell dissented on the pending Bylaws policy vote (Excessive Water Use Policy) as he stated that it is not a fair policy for property owners that only periodically live in the association. If ever property owner is granted equal amounts of water per year and the periodic residents exceed their usage the one or two months they reside in SLP, they will be penalized, and will not get the benefit of the "total" allocation due them. *We agree and, add that penalties do not guarantee a reduction in usage. If they can pay, they can use.*

Firewise - Lisko

One resident on Los Griegos has approval to burn slash.

Parks - M. Otero

No report.

Architectural - M. Otero

Star got an OK for roof replacement.

Old Business

Webmaster - the interested party in Rio Rancho has declined. The Board discussed paying Schacht for his services at \$50-100/hr. The Board will construct a contract for approval.

Excessive Water Use Policy --waiting for one more comment from the attorneys.

Insurance for sander operation - no report

Budget - approved with no increase in annual assessments.

A considerable discussion ensued about the budget and annual increases for road improvements.. Studell raised the issue of the need to increase the roads budget, but where the money was going to come from was questioned. He commented that there are two priorities, water and roads, and went on to discuss the need to raise the roads budget each year. Lisko suggests that there should be a surcharge if residents didn't clean their culverts. Studell argued for an assessment from everyone for cleaning culverts, but that those that didn't have culverts, the money would be returned.

After a lengthy discussion, the "elephant in the room" was ignored. Not once was there a mention of plans to fix SLP water systems. With a 53% leak rate on both systems and over 6 million gallons a year lost in system leaks we are stunned by the absence of concern.

Corn suggested special assessments could be considered.

Studell also addressed the possibility of paving roads. Corn mentioned that unless certain improvements to the roads were done, the county would not be interested. Studell agreed to call the county for more information.

Dave questioned the reserve study costs. L. Otero stated that the last one was never completed with the corrections requested. *A reserve study is an essential document for the management of the association and has long been ignored. Our association has no basis for the money they budget other than what they spent last year. There is no assessment on monies need each year for component replacement and maintenance. Analysis is important because it determines the existing condition and actual expected life of the common elements.*

Corn stated that we need to get an analysis of what needs to be done and proceed with projects.

The newsletter is sent twice a year, in June and November. It was recommended that it should include why cost increases were needed and address the culverts issue.

Star's request to park an RV for about 4 days on the SLP common ground was denied after discussion about waivers and the concerns over leaking grey water. Star stated that the Board needs to be attentive to other equipment that parks illegally on SLP land. She commented that the operators of county and other vehicles parked on SLP lane take their wizzes in indiscriminate places before starting their equipment . *We wonder if grey water is a valid concern when county employees use the land for a toilet.*

The question of whether a member could be reimbursed for another members cost that volunteered tractor work to cover up a Windstream line. The Board denied the request.

No new business.

Open meeting adjourned 9:45pm

Cars departed- 10 pm

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