

Concerned Members report and comments on the Board meeting of SLPPOA – Oct. 9, 2018

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

Authors notes and comments:

- We have \$3,260 in bad debt due to uncollectible delinquent accounts. *We question what the Board has done to try and mitigate the loss? We haven't heard any report on actions taken.*
- Where is the newly elected member? *Rightley has missed the first 2 official Board meetings.*
- The Board is allowing the county to trespass on SLP land, putting the [liability](#) of any accidents/injuries caused by their sand pile *that they use for winter sanding of other Jemez community roads*, on SLP residents.
- An RV and a trailer both currently occupied on a vacant lot have been questioned. *Multiple families living on a vacant lot is a violation of the CCR's.*
- The knee jerk reaction to an excessive water usage policy is not the answer. *If we are going to pursue a Bylaws change let's make it a long term solution.*

Meeting called to order 7:25pm

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

Absent: Rightley, (newly elected board member) Stuedell, (newly elected board member)

Guests: Star, Van Ruyckevelt

Minutes and agenda approved.

Treasurer Report- L. Otero

Account balances:

Operating - \$ 84,696

Reserve - \$ 122,844

Past Due - 17 delinquent accounts at \$10,126. A check has been received on one delinquent account. Of the 3 bankruptcies, there will be \$3,260 in bad debt. Two members haven't adhered to their payment plans and 2 still owe 1/2 of their dues. Eight are still in arrears due to unpaid interest. *The Board with the exception of filing an occasional lien, does not comment on the actions they are taking to collect. Liens do not necessarily ensure collection.*

There are 2 pending sales.

Legal cost for the lawsuit remains unchanged. Misc legal fees to date - \$3,198.13.

Road repair cost was \$31, 000 and it was discussed and agreed to transfer \$13,000 into the roads budget.

L. Otero requested clarification from the Board members who were at the annual meeting for some discussions that took place at the annual meeting. There are 2 individuals that offered to review the meeting minutes.

Water Maintenance - Corn

Well meter readings were filed on 10-6-2018.

Sys 1 - the highest user was notified. There is a 2.3 gals/min. leak on the property. Corn is working with them.

The Hovenweep chlorinator is now on line. The electric relay has been replaced twice. The electrician inadvertently hooked up to 220 volt outlet instead of 110 volt outlet.

Another problem is the Aspen well connector keeps coming off.

Sys 2 level con monitor went down a few days ago. Schmitt was notified but there has been no response so far. Batteries on the monitor only last a few months.

There is a new level con app. There was no discussion on whether we are changing over to the app or still using the old device. He doesn't know if the level con webpage will work anymore with the app.

Meter readings were done by Schmitt and Stanley.

Sys 1 pumped 498,000 gal this month.

- The usage was 234,000 gals.
- Main line loss is at 6.1 gals./min. (*53% loss rate or 263,000 gals.*) with 8 leak flags.
- Highest user - 31,780 gals and was the one that was leaking. Three other at 9,966 gals., 7,176 gals., and 7,127 all with leak flags.

Sys 2 pumped 359,000 gals. this month.

- Usage was 169,000 gals.
- The main line loss is at 4.4 gals./min. (*53% loss rate or 169,000 gals.*) with 6 leak flags.
- Highest users - 16,000 gals. -no leak flag, 11,000 gals. no leak flag, 10,000 gals., leak flag and 8,000 gals., no leak flag. The highest user increased and appears to be intentional.

Compliance -Weary

Samples collected on Sys 2 returned non detectable traces. On Sys 1 there was small detectable traces, but not alertable, on sodium and arsenic. No notifications to residents are needed.

Weary still needed coliform info from Corn or L. Otero.

Corn stated that although Naranjo does our sampling, he is also our certified operator. He's not a site operator, and doesn't turn any valves and we are just working under his permit.

Roads- Studell (absent)

No report.

It was suggested that communications are being pursued for a snow removal contractor.

Legal - Kilburg for Rightley

Costs on the lawsuit legal fees will be increasing due to a conflict that was brought to the attention of the Board by Star, and is now under investigation by the attorney regarding appellate court rules. The Bylaws changes won't be pursued until there has been clarification from Steven Long, is currently unavailable.

Kilburg stated she got a call from a member, asking why the lawsuit was taking so long.

Firewise - Lisko

Two control burns are happening.

Parks - M. Otero

No report.

Otero reported that the water supply shed is a mess. One has to hunt for water parts.

Architectural- M.Otero

One remanufactured home has been approved. *The RV and a trailer on the lot suggest there may be more than 1 family living on the lot and this was questioned by Van Ruyckvelt. She questioned the issue because the CCR's do not permit multiple family residences on a lot. We will be watching the development.*

Weary noted that she has a resource for subdivision construction help.

M. Otero brought up the excessive speed on Los Griegos. Weary suggested putting up mirrors at certain corners . Otero stated that speed limit signs are needed.

Old Business

Fredlund and Corn are taking over the ownership of the Listserver and Fredlund will continue to assist with the Google drive data storage management for the Board.

There is an individual interested in taking over the webmaster position. He resides in Rio Rancho and has suggested changing to Wordpress. The Board needs to allocate monies in the budget to fund the service. It was stated that the person can only meet on Fridays.

Accounting firm status - L. Otero met with Integrity and they are receptive to the association needs. They can offer many services and at an additional cost could provide HOA required disclosures. They state that they can do the state water reports, and they have a person on staff who can do a reserve study. They can do budget preparation, and will do the bidding for audits. They couldn't quote a price until they knew what services and the extent of detail on our needs.

L. Otero made a motion to obtain their services for a 2 month trial and overlap with HOAMCO. It was agreed that the association would have to pay both for overlapping time. Approved.

Water surcharge Bylaws change has been put on hold until there is a response from attorney Steve Long. *If our Board and this community are going to get serious about our water system, they need to start educating people on water billing. If we are going to have a Bylaws change than let's make it a workable long term solution. The excessive water policy they are touting will not cure the excessive use problem. We need a more comprehensive plan to support water system funding, to charge all users fairly and not just persecute a few offenders. We doubt they will*

enforce anyway as we are seeing bad debt piling up on delinquents that they don't collect on. There is nothing fair or reasonable about this knee jerk reaction "policy."

Lisko questioned where the surcharge money is going to go. It was stated that there will be a separate chart of accounts and the surcharge must be earmarked to water.

Garbage collection issue has been dropped.

Debit card -- the general consensus is that there is no need for it. There have been errors before on cards.

New Business

The signatures for officers need to be changed on the bank accounts. Kilburg will pursue the issue with the bank.

The bad condition of the phone lines was briefly discussed. It was stated that Windstream is currently not hooking up any new residents.

The 2019 Budget will not be voted on until more questions about services are answered. The vote is expected in Nov. at which time a newsletter will be sent along with the budget.

There was no indication whether the yearly dues will be increased.

M. Otero brought up the excessive charges by the electrician. He charges labor rates for travel. Corn will talk with him.

Van Ruyckevelt questioned how many families are currently living on a vacant lot on Los Griegos and Aspen Grove. She voiced concerns because there are people living in an RV and a trailer on the site and that it appears that more than 1 family is occupying the site-- a violation of the CCR's. Otero stated that the remanufactured home has recently been approved by the architectural committee for the lot. He stated that the new owners know the deadline of two years for construction starting Sept 8, 2018, and assured that they know the rules, *however he did not elaborate on whether they are aware of the restrictions of multiple families being allowed to live on the lot.*

Kilburg stated that it is "typical" that the development of the lot may include additional persons other than 1 family, however, she did admit that she didn't know if those now occupying the lot were only 1 family. *We will be watching the progress and expect the Board to monitor compliance with the CCR's and take action should there be a violation.*

Star questioned the status of the county sand pile encroaching on SLP land. Kilburg stated that the jersey bumpers are being hauled away but the sand *being used for other Jemez community roads* would not be moved. *SLP will be liable for any accidents/injuries sustained on the sand pile because it is on SLP land. Star will request a position statement from the Board on the [liability](#) issues at the next meeting.*

Closed meeting called 8:45pm.

Cars dispersed 9:15 pm

ss/bv