

**Concerned Members report and comments on the Board meeting of SLPPOA –
April 11, 2017**

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

Author's notes and comments

- *Action to clean up a garbage pile abandoned by owners on their driveway is proving difficult to remedy after the fact. This 2 year old issue not only poses a health problem and has been in violation of the CCR's but has also attracted animals that have scattered the debris. A picture of the debris is posted on cmslppoa.org.*
- *The reserve study that a few members have waited for has finally been posted, however it appears that the analysis omitted some important assets; our biggest capital expenditures the 3 wells and the booster station and tank.*

April 11, 2017 call to order 7:15

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

Absent: Veverka

Guests: Star, Brophy

Agenda approved

Minutes – approved

No reports from the president or vice president.

Treasurer:

Balances in accounts:

Operating -\$158,844

Reserve- \$84,121-- two accounts still being combined

Special Assessment- \$5,218

Past due accounts:

24 property owners have still not paid their dues for a total of \$25,946. It was stated it might be because HOAMCO doesn't send out statements, and that owners *forgot?* to pay. *There was no mention whether all these property owners would be subject to interest on their accounts. We'll ask about that at the next meeting.*

There are 2 uncollectible accounts ~ \$9600, and 8 property owners are making payments. *No statement on the total amounts outstanding on payment accounts. We'll ask about that at the next meeting.*

Legal costs to date are \$34,318.
There was one request for disclosure docs.

The audit is almost complete. The 2016 taxes can't be prepared until the audit is done. An extension for filing the taxes will be submitted.

Water maintenance:

Two main line valves are planned to be installed on system 1; at the intersection of Mimbres and Ashley and one that is leaking at the north end of Mimbres. Adding these valves will help isolate sections of the main line for better testing and data. Testing is planned for this month or next.

It was stated that Mark Stanley recommended putting some above ground monitoring cans in different locations off the main line so meter loops could be installed and there could be 24 hr. monitoring. There was no decision on where the cans might be placed. *With line replacement and property meters, we would question the added expense of more meter loops. Why wasn't that idea considered during the first 2000 ft of replacement last year in Area 1? Maybe the quick fix replacement should have had some better planning.*

Compliance:

Sampling is within specs. Residuals at .06 - sys 1, and .17 - sys 2.

Corn does not have verification yet on whether Frank (water sampling contractor) will provide help with the additional sampling requirements. *There is no reason for a recent violation for missing a state required water sampling. The calendar of sampling process has been passed down from board to board. Someone just forgot to review past history. More reason for SOP's to be initiated for incoming board members.*

A consumer confidence report on our water system is coming due.

Sys 1 has 12 leak flags and 4 property owners using greater than 10,000 gal/mon.

There are fewer leak flags this month on Sys 2 and 2 property owners using greater than 10,000 gal/mon. There is one property owner who knows about his leak and their usage is still at 56,000 gal/mon. It's unknown whether Veverka has talked with them. *Maybe it's time to reconsider a water coop with billing so these issues will be mitigated quicker or there can be penalties if a property owners refuse to cooperate.*

Roads:

Vergamini has confirmed that Crane will continue with his contract through next year but will end his services after that and then is planning to sell his equipment. It was noted that the sander will have to be returned to the association.

Road cinders location will be between the basketball hoop and the fire station meter can to keep the county and SLP cinders separated. Approximately 10 yards of cinders will be delivered in the future.

Road maintenance was discussed as a phased work process. Base course, rip rap, culverts, grading, etc. are being considered. Some maintenance needs to be done while the roads are still wet.

There was mention of Pamela, a contractor who may do the work, but the name of the company was not divulged in discussion. J. Fredlund asked whether individual driveways could be included during the road work for a cheaper price, as long as the equipment is in the community. That will be discussed with the contractor. It's not known whether Chris a contractor used in the past, will submit a proposal. *We would expect the board would have a maintenance plan in place so that the money spent will not again wash down onto FR 10 or that culverts will not clog up becoming unusable. We spent in excess of \$35,000 years back for culverts on Los Griegos. Most if not all of those culverts are clogged or damaged and no longer functional due to no maintenance or plan.*

Legal:

There has been no communication from the attorney. A legal matter regarding a delinquent has been dismissed.

Firewise:

Earth day and chimney cleaning services have been posted on the listserver. A fire preparedness day will be held April 29 at the Baptist church in La Cueva.

Parks - no report.

Architectural – 1 request is being processed.

Old Business

Senate Bill 244 that added changes to the current HOA statute was vetoed.

Corn indicated that meters installed on any vacant lot would be charged the cost originally specified in the special assessment proposal. The connection fee will be adjusted by the board when the install is ordered and can make up the difference in cost, if needed.

Google drive for archiving/storage of association/board information. J. Fredlund is still working on the details.

Action items

Notifying property owners with leak flags will be ongoing.

A legal opinion on the excess water usage policy wasn't too helpful. It was mentioned that there is nothing to encourage property owners to fix their leaks and curtail their usage. There are legal and bylaws implications. Work will continue on this long term issue. It was suggested this would be a good topic for the general meeting, or a separate meeting, if owners could be expected to attend.

A no lien draft policy is being formalized. Property owners owing less than \$500 will not be subject to a lien provided they keep up their payments.

New Business

A letter from a resident called attention to a property on Ashley Lane that has been in violation of the CCR's and a health hazard due to the garbage that has been piled up in the driveway for over 2 years. The property is vacant and for sale, however the Bank has refused thus far to remove the garbage. The Bank will not return phone calls. It was mentioned that a volunteer group could clean up the property; however the idea was scrapped due to possible hazardous material that may be in the garbage and the liability issue. J. Fredlund agreed to call the Health Department for assistance with the matter.

Excess funds in the operating account were discussed to be moved into the reserve account where checks can be written for large capital expenditures instead of using the operating account budget funds.

The Protection of Member Information policy was formalized. It was indicated that a vote was taken prior and passed and the policy will be posted on the web.

Star introduced the following issues regarding the reserve study:

- The study omitted the 3 wells, booster station and booster tank.
- The worksheet referenced 144 meters. A count based on meter readings shows 147.
- The unit cost of the meters \$467 appears incorrect.
- The report states 156 homes. We have 155 lots; some still vacant.
- Valve replacement noted as 1? The asset inventory for count of main line/iso valves shows 33.
- In the reserve study conclusion it was stated that... "we encourage your association to develop specific plans with regards to the largest capital expenditures, in particular the stucco, retaining walls and sewer replacement lines. *As SLP has no issues with stucco, retaining walls or sewer replacement lines, this boilerplate verbiage should have been removed from the study. Raises the question about the accuracy of the study and who is reviewing and approving it.*

Star questioned why the SLP asset inventory document was not offered to the engineer as a reference to define our assets. The inventory doc was up-to-date as of 2013, but whether the board continued to update after that is unknown. *Some other missing components in the study were the supply shed, chlorination units, and sander.* This inventory doc had other information that may have proved of value to the engineer and offered a more realistic and accurate funding estimate. *A reserve study is for the benefit of developing an asset management plan. Assets omitted from the analysis skews the reliability and accuracy of the study and misleads readers.*

It was stated that the new tax assessments are showing increases in value of vacant lots.

Executive session: 8:25pm, no topics mentioned.

Cars dispersed 9:30pm

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