

**Concerned Members report and comments on the Board meeting of SLPPOA –  
May 10, 2016**

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

Author's notes and comments:

- *System 1 is currently leaking ~850,000 gallons per month,(19.7gpm) however the board speaks in gpm making the numbers more palatable and minimizing the serious issue that confronts system 1 users. We can only hope that residents start taking notice that this situation is not sustainable, unacceptable and embarrassing and a new plan of attack is needed NOW.*
- *A new Board Member took the place of one who has moved from the area. He's been tasked with a difficult director's chair; Roads. It is revealing to see how little is done to initiate a new person. No folder was handed off; no instructions were given on the scope or responsibilities of his job. One can only imagine the steep learning curve he'll be on.*
- *The action item list should be renamed the Inaction Item list. The same topics have appeared on it for months and very little gets accomplished.*
- *The Association has lost its insurance policy. This happened because the insurer deemed that the Association's response to a water leak incident was inadequate. The inability of this Board to conduct responsible business is truly astounding. On May 17, the Association will have no insurance. Two companies are bidding on the D&O part only. We recommend that work on any project stop until a new policy is in place. What if someone is hurt in an accident on Association property and there is no insurance? It could be truly financially catastrophic.*
- *Both the 2009 and the 2015 auditors recommended that the Association conduct a reserve study to help it determine reasonable amounts for future repairs and replacement. It is unknown whether the reserve funds are sufficient for future major repairs and replacements. Brophy, the Legal Chair has recommended that the Board ignore this activity. When will the Board learn that proactive planning is beneficial?*

May 10, 2016 call to order 7:16

Board members present: Ballman, Kilburg, Veverka, Vergamini, Brophy, Otero  
Absent: Fredlund, Bennett, Nyhan

Guests: Star, M. Moore, Erin and Jason Flesher  
Agenda and April minutes – approve

Vice president Veverka called the meeting to order.

Treasurer Report:

Operating account: \$129,100

Reserve account: \$109,440 (money was moved from the operating account as agreed upon at the April Board meeting)

Special assessment account: ~\$4K (money moved from this account to the operating account as agreed upon at the April Board meeting)

Delinquents:

Collectables: Three members owe interest only; 6 are making payments; 1 is not responding. Two liens were filed, resulting in one member paying what was owed in full. Total owed from all collectables is \$5688.

Uncollectables: Still three members in this category. The Treasurer thinks there is legal movement on one; the Association may collect what is owed from this owner.

In the past, the Association has been able to collect on those foreclosed.

The Treasurer has received a request for property disclosure on Scouts Lane.

Sunland has finished the 1<sup>st</sup> quarterly review of the books; it will appear soon on the webpage.

Legal costs for the law suit - \$22,392.

Water maintenance:

A new well pump and motor were installed for the Aspen Grove well. Also the contractor added a poly tube to the well bottom so water measurements can be done to ascertain recovery time on the well. On May 11, Veverka and volunteers will install 3 lengths of pipe and 400 ft of cable to connect the electronics.

Brophy asked if cleanup has occurred in the well houses. Veverka said the Aspen pump house has been cleared of stuff, but the booster station still needs work.

A water loop test using the new flowmeter device was conducted recently from the Aspen Grove well house to the system 1 tanks. Water to seven houses was turned off so the main line could be diagnosed. The test took a few hours to perform. Veverka and helpers determined that a 4 gallon/minute (*or over 5000 gallons/day- 175,000 gal/month*) leak is occurring in this line. How to find the actual leak will be challenging. They will use a pressure gauge which may pinpoint the elevation of the leak. The length of main line pipe in question is at least 1/3 of a mile long.

Digging that much pipe up would be a huge effort, especially since it goes up a steep grade.

Brophy asked about the remaining 18.1gpm on the system 1 line (*~800,000 gallon per month*) Tests will be ongoing for the other sections.

The next project will be a full System 1 diagnostic. Veverka would like to have this completed by June. It will not occur during weekends.

The water committee meeting occurred on May 9, but not all members could attend. Veverka will call another meeting in two weeks. Star had planned to make a presentation, but due to the absence of some committee attendees this was postponed.

Firewise- no report.

The Thompson Ridge slash pit is open again. It is a 17-mile journey.

IT – Mr. Schacht is still posting items on the site. He still accepts requests for individual accounts to view personal water data.

Roads

Legal – The court hearing on the lawsuit is scheduled for June 6 and hopefully will conclude the effort.

Brophy confirmed that the Association's insurance provider - Philadelphia – has canceled the policy for "due cause" effective May 17, based on finding that the Association's response to a water leak incident was inadequate... *Brophy commented that we are cited as a bunch of renegade hillbillies.* He also stated that the pending law suit will cause problems with insurers.

Brophy wrote a rebuttal stating that the Association used a bonded contractor for the leak repair, but the insurance agent did not accept the response. Brophy fears that because we now have a poor rating, which may persist for 3-5 years, we will experience higher rates in the future and will have trouble finding alternative insurers. He is working with an agent to find other agencies, and has bids from two companies for the Officer and Director portion of the policy, but not on the general policy that covers our property and liability for volunteer activities.

The law suit has to be disclosed to new buyers. Board members made statements about the cost of the lawsuit and how we all are paying for it. *We wonder if the Board is disclosing the ~850,000 gallons/month leak issues on system 1 to new buyers.*

Community relations: A new family, the Fleschers, have moved into 11 Aztec Lane.

Architectural- a few requests, no paperwork

Parks – starting to green up.

Action items:

- Road markers to locate water, telephone, and electric lines – Peter could do a lot of that if they are close to the road. He may use stakes from a fence he is tearing down.
- Well head test – Stanley may do the tests tomorrow.
- Reserve Study – Nothing done. Brophy doesn't know of a second company to get a bid. That seems to be a show stopper. He has reservations about spending money on this activity and recommends that the Board take up the issue for a vote next month.
- Thinning application- no new information.
- Abandon well capping – both are covered with caps but should be concrete. Veverka couldn't remove the cover on one because of its weight.

Old business:

Bushnell - was going to put a contract in place on road work. \$20,000 has been earmarked but no contract with the contractor has yet been signed. Veverka will follow up on this and hand the issue off to the new board member, Vergamini.

Roads – Resident accused road contractor of flooding his house because of a filled in bar ditch. Water was cutting across the road and he was told he could stop it with his shovel, but the contractor did some diversion work and repaired the problem.

Covenant revisions have been resolved *because the offenders moved.... seems the board is relieved that they don't have to deal with enforcement if the offenders move first.*

A new chair for the roads was selected (Terry Vergamini). If he needs help there are backup contacts. *This is how he was unceremoniously and with no guidance, installed in the job.*

New business –

Webpage development expense – Schact will come to NM in a few weeks and will talk about the situation.

Questions still outstanding from a few months ago regarding the audit have been postponed until the lawsuit is settled.

Star asked that in addition to reporting on leak rates in gallons per minute this be translated into total gallons over time. For example, 4 g/m = over 5000 gallons per day or *~175,000 gallon per month.*

Closed session- 8pm

Cars dispersed 8:45pm

mm/ss