

**Concerned Members report and comments on the Board meeting of SLPPOA –
October 10, 2017**

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

Authors notes and comments

- Notice the short report? *The shortness is due to the cursory discussion of issues at the Board meetings that more and more are being relegated to closed sessions, despite the laws that dictate otherwise.*
- Shortness of discussion isn't the only complaint. *The board doesn't try to hide the fact that visitors aren't especially welcome. Petty ... yes, no one said they have to be courteous or display some cordiality . Don't forget they are all volunteers...and we haven't seen a happy camper in some time.*
- A new Bylaws amendment is being worked on to facilitate excessive water usage, *however it is not clear that any amendment may trigger an entire revamp of the Bylaws to bring them into compliance with the HOA Act. Anything short of water billing will not get our vote.*
- The "office" proclaimed by the Board at trial, is closed, until a new webmaster is found. *We find it interested that they made a BIG deal of their "office" and all the wonderful information that it included.*

October 10, 2017 call to order 7:17

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

Guests: Star, Van Ruyckvelt

Agenda approved
Minutes – approved
No officer's reports

Treasurer:

Account Balances

Operating– \$79,249

Reserve – \$108,388

Special Assessment – \$7273

Delinquencies:

11 still delinquent @ \$16,779

6 are considered uncollectible @ \$14,793 *Uncollectibles = less money for other services.*

Water:

No maintenance reported. They still need to do a pressure test.

Water Compliance:

There was a meeting with NMED to sample the wells.

There was no report from Corn.

Roads:

Grading of all SLPPOA roads was completed. That the road held up well after the rains *is debatable*. *Ruts, some more severe than other are evident on the roads and in one place a main line valve cover is exposed.*

Two culverts and phone lines were damaged during the road grading.

It was reported that neither Coryphodon nor Trilobite got graded.

Crane will be doing the snow removal for one more year.

Sand has been delivered, but it may not be enough. It is in back of the county pile at the fire station.

New sand barrels will need to be bought and filled.

Legal:

Some reference to a "puppy fence" was alluded to, but was tabled until closed session. *Another covenant violation?*

Costs for the lawsuit are now at \$36,314.

Firewise

Weary suggested that a facebook page be set up to get the word out. It was discussed to grant her access to the list server to post as some don't have facebook accounts.

Parks

No report

Architectural:

There was one request.

Old Business:

Two meter cans were install, however they are still waiting for the metal covers

A statement of work is needed for a new webmaster. No further posting will be available for the members until further notice. *What! The office is closed!*

Budget:

A budget was handing out to the board. *There seemed to be confusion over some of the items and whether many of the board members had reviewed it. There were some cursory remarks alluding to some of the items, but no sense could be made of the discussion.*

Legal fees

It was stated that the lien costs on delinquents may not be recoverable due to additional HOAMCO fees.

The issue of leak flags was skipped.

Excessive water use policy:

It was announced that Cantrell and Stanley wanted to join the committee.

The short discussion suggested the proposal from the committee would support about 7000 gals/mon. per lot and that would be included in the dues. Excessive users may be penalized a prorated fee for every 1000 gals over the limit. *No mention of water billing in the proposal? We hope there is a good reason for not considering water billing that is long past due and the only reasonable way to support our water system. We may be renegade hillybillies, but we can still try to keep up with well proven management.*

Another meeting with the committee is scheduled for Sunday that 22nd of October.

Despite the fact that the state encourages fees to control, it was mentioned that the committee needed to look at graduated scale and get examples of how others are charging.

Fredlund will work on a draft for the bylaws changes. *We questions whether the board has verified with legal counsel that any amendment to the Bylaws may trigger compliance with the HOA Act...but the Board should know about the HOA Act by now as that is what the lawsuit is all about.*

Reserve study corrections have still not been resolved

There have been no further efforts towards getting new management companies bids.

There was some complaining about the speed on FR 10. Maybe to get some speed limit signs.

Closed session: 8:30pm

Cars dispersed 9:15 pm.

ss/bv

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