

MINUTES
SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION (SLPPOA)
BOARD MEETING
June 11, 2019

1. CALL TO ORDER: 7:29 P.M.

2. ROLL CALL: (P-Present, E-excused, A-Absent without notification)

President - Judy Kilburg	E	Water – Harold Corn	P	Legal – Paul Rightley	E
Vice President - Harold Corn	P	Water Compliance – Tamara Weary	P	Firewise – Paul Lisko	P
Secretary - Vacant		Roads – Dave Stuedell	P	Architectural – Paul Lisko	P
Treasurer - Vacant		Parks - Vacant			

GUEST: Geraldine Burnworth, Jeremy Oepping , Suzanne Star

3. APPROVAL OF AGENDA: Paul Lisko made the motion to accept the agenda. Dave Stuedell seconded the motion.

MOTION: All approve.

4. APPROVAL OF THE MINUTES: Dave Stuedell made the motion to accept the May 2019 minutes. Paul Lisko seconded the motion.

MOTION: All approve.

5. OFFICER REPORTS:

- a. President – No report.
- b. Vice President – No report.
- c. Secretary/Treasurer: Harold Corn reported:

The balance in accounts as of May 31, 2019 is as follows:

- a. Operating Account: \$181,460.53
- b. Reserve Account: \$114,727.94

As of May 31, 2019, we have 14 delinquents totaling \$7,886.38.

- c. Of the 14 delinquent accounts, 5 how only late interest.

Two properties changed ownership in May.

Legal costs to date: Legal costs for the lawsuit increased by \$345.18 for a total to date of \$52,673.59.

Need to deposit the check to LANB account.

Dave Steudell noted: Pg 2 of HOAMCO report is different than Lorraine's report. Operating account amount on the HOAMCO Report (Asset Total) is different than her reported amount on the operating account. Paul noted: That the operating account shows only the cash amount and not fixed asset amounts (EG. Equipment). Harold to send Tamara a copy of the report.

6. STANDING COMMITTEE REPORTS:

a. Water

May 2019 Water Maintenance-Meter Report – Harold Corn

Water System Maintenance:

- General – No water delivery maintenance events to report for May 2019.
- System 1 LevelCon – I replaced 6 AA batteries on 6/2. It was noted a 4G cell phone signal was available at this tank storage site!?
- The Hovenweep well timer has been reset due to recent power outages.
- A Sys 1, above ground valve box access at the intersection of Eohippus and Trilobite, will need to be replaced due to an apparent motor vehicle accident?? Membership knowledge on how this happened would be helpful.
- Several Members are diligently pursuing private property water leaks. I have recently worked with three members. Two leaks have been fixed (one long service line was completely replaced. Kudos to these conscientious members.
- VOLUNTEERS ARE NEEDED to learn and maintain our water SLP systems. Training will be provided. The current board member holding the water chairman's seat will be terminating this year! A strong recommendation is for next year's anticipated water volunteers to start the transition in July and August.

Water System Misc:

- Well meter readings were sent to NMED on 6/9/2019.
- Latest discussion with Scott Christenson with the NM Bureau of Geology and Mineral Resources on a Continuous Monitoring Device on the Aspen well is that we will install the device in a manual mode until we can secure a reliable (close enough) internet connection. Discussions are still in progress between neighbors, the Sandoval Fire Department, Sandoval Elections, and SLPPOA for an internet connection
- Parts have been ordered for two new complete meter can assemblies. Some key parts are on backorder until end of July.
- Met with the Developer to discuss a possible new meter installation on SLPPOA Water System 2, Unit 7, Lot 21. The main water line location in this area is uncertain. Should the main line need to be extended, the developer would pay any additional costs.
- Our Water Contractor may not be available, due to workload until end of July.

Water Usage: Meters were read June 1, 2019. Mark Stanley provided the setup and distributed the Readings and Usage reports; Harold Corn read the meters:

- System 1
 - o Wells Pumped 582,257 (560,051) gals, (...last month's data...)
 - o Usage = 249,599 (217,817) gals

- o Daily Average Household Usage = 93 (83) gals
- o Main Line Leakage Rate = 7.7 (7.9) gpm
- o Leak Flags Identified = 12 (12)
- o Users > 7,000 gals = 10 (8);
 1. 15,066 gals (NO leak flag); fixed leak end of month
 2. 10,716 gals (leak flag);
 3. 10,685 gals (leak flag);
 4. 10,212 gals (leak flag);
 5. 9,399 gals (leak flag);
 6. 8,678 gals (leak flag);
 7. 8,079 gals (NO leak flag);
 8. 8,043 gals (NO leak flag);
 9. 7,592 gals (leak flag);
 10. 7,473 gals (NO leak flag);
- System 2
 - o Well Pumped 383,560 (360,290) gals, (...last month's data...)
 - o Usage = 163,957 (143,233) gals
 - o Daily Average Household Usage = 84 (76) gals
 - o Main Line Leakage Rate = 5.1 (5.0) gpm
 - o Leak Flags Identified = 9 (7)
 - o Users > 7,000 gals = 6 (3);
 1. 14,161 gals (leak flag); owner is aware, Spring fix is planned
 11. 10,502 gals (leak flag);
 12. 9,846 gals (NO leak flag);
 13. 8,606 gals (NO leak flag);
 14. 7,690 gals (NO leak flag);
 15. 7,132 gals (leak flag);
- Summary
 - o Sixteen users are above the 7,000 gal recommended usage threshold.
 - o Typical Summer water consumption is up.
 - o Suggest SLPPOA send monthly notification to every member of water usage and leak flag status, via email, text, or USPS.

Water System Maintenance (con't):

- If the electricity is off then the Hovenweep well needs to be reset
- Jemez Electric bill: Are we getting billed for the electricity on the Hovenweep well?
Action Need to check with the Jemez Coop
- Damage to box happened in late April or early May after the meter study.
- Harold will be out quite a bit, so volunteers are needed.
- All the wells are on one form and have been submitted monthly so taxes can be paid. The taxes cover the state inspections.
- Harold spoke with acting chief Eric Masterson to share the cost of getting an internet connection at the station.
- Meter #'s are on the transmitter and on the tag attached to the shut off valve.

Water Compliance: Tamara Weary

- No test results received

- Results sent to realtor, Susan Donovan, for a VA - Home sale.
- Copper/Lead testing - check on last test date.

b. Roads – Dave Stuedell

- i. RL Leeder can't get us on the schedule until July
- ii. Dave requesting a rate decrease. \$1,000 off if concrete; none for asphalt because he has to reconfigure his system.
- iii. Do we want to wait with the rainy season coming? Maybe go ahead and schedule for a future date.
- iv. Harold can sign the contract. Make changes (hand) to the contract by hand and return RL Leeder (to tug Leeder).
- v. In the future, solicit bidders for road work.
- vi. Building up the roads: RL Leeder will look into it, but need to remind them.
- vii. Suzanne asked about the culverts and if RL Leeder can clear out the culverts.
- viii. Paul mentioned he had discussed having an engineering group to come out and look at the road drainage issue locations and have the home owners correct. Everyone needs to take responsibility of their road areas.
- ix. Also bring up the engineer to look at the ditches when they are clogged.
- x. *Action* Need copy of email from Dave on the county taking over some of our side roads. The county is amenable to meeting with SLPPOA board to discuss.
- xi. Suzanne mentioned asking for a tradeoff; storing their cinders and equipment on our land and not paying for it.
- xii. Going to fix adobe mud on Hovenweep.

c. Legal – Harold Corn reported for Judy Kilburg

- i. Lawsuit - Our attorney, Steve Long, received notice from the Court of Appeals, which was filed on May 23, 2019, that the composition of the panel deciding our case has been changed. They have pulled in Cynthia Fry, a retired judge. Other judges assigned to the case are Judge Jacqueline R. Medina and Brian H. Zamora. The rest is still ongoing.

d. Firewise – Paul Lisko

- i. Paul spoke with Harry Jones and the Casa Angelica Program, they got approved for the funding and thinning is occurring. More money is on the way.
- ii. Harold: It's been approximately three years when trees were marked for sale and thinning by the Forest Service on the North end of the neighborhood, near highway 4. No action has occurred. Paul stated he will check with the forest service.

e. Parks

- i. Paul reported that Shawn can mow, when necessary.

f. Architectural – Paul Lisko

- i. Paul reported that three requests for home improvement approvals have been received.
- ii. Need to have a total of 3 people to review. *Action* Need to talk to John Hines if he still wants to participate on the committee. There are requests that need review/approval. One of

the requests is for Paul Lisko's house and he needs someone else to review. Tamara will review in Paul's place. *Action*. Paul will send Tamara the other request for review.

7. OLD BUSINESS:

a. Water surcharge update -

i. Harold reported for Judy that there is no new status. We're still trying to get advice from the HOA attorney.

b. Renters/VROB covenant modifications-

i. Paul Lisko reported that he has incorporated the comments from previous meeting. See email handout for updated document. The handout is attached to the minutes.

- Added language regarding fires on the property.
- Added firearms language; need to check the distance - Dave to check

- ii. Idea to present the new covenant at the annual meeting.
- iii. Need to check the legal ramifications, run through the lawyers.
- iv. Paul will send to Harold and Judy once finalized.
- v. Also added language for archery activities.
- vi. By not paying added text they will allow SLPPOA board a denial of services.
- vii. Update the form to state the Board knows who is the property owner.
- viii. Has a section for the owners to ensure the renters comply.

c. **Cinder Storage:** Dave Stuedell reported that there's no update. Nobody on the board gave permission. Sandoval County has been notified. Maybe we can put a liability waiver together. We need to state the conditions of use, permissions, etc. Check with Brad Hayes.

8. NEW BUSINESS

- a. Acceptance of the new board members: A motion was made by Paul Lisko to accept Geraldine Burnworth and Jeremy Oepping as new board members to fill two positions vacated by Max and Lorraine Otero. Appointments to run until the next annual meeting in September. Tamara Weary seconded the motion. The motion passed.
- b. Additional HOAMCO duties: Harold reported for Judy that we need to revisit this with once the new treasurer is up to speed. The additional costs are not in the budget for 2019, and we need to re-evaluate the cost/benefit.

9. ACTION ITEMS

- a. Harold / Judy to review the Water Rights Perfection Extension Application.

10. NEXT MEETING: Tuesday, July 9, 2019, 7:15 P.M.

- Need to work on the annual meeting notice and nomination forms.
- Add that nominations are going out in the newsletter.
- Suzanne (Guest): Need to address Paul Rightley regarding unexcused absences. Check on attendance.

11. ADJOURN: The meeting adjourned at approximately 9:29 P.M.

12. EXECUTIVE SESSION:

Lawsuit

Delinquent Accounts

Submitted by: Geraldine Burnworth