

**MINUTES
SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION (SLPPOA)
BOARD MEETING
July 9, 2019**

1. CALL TO ORDER: 7:18 P.M.

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

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

GUEST: Suzanne Star

3. APPROVAL OF AGENDA: Harold Corn made the motion to accept the agenda. Paul Lisko seconded the motion.

MOTION: All approve.

4. APPROVAL OF THE MINUTES: Paul Lisko made the motion to accept the June 2019 minutes. Harold Corn seconded the motion.

MOTION: All approve.

5. OFFICER REPORTS:

a. **President – No report.**

b. **Vice President – No report.**

c. **Secretary/Treasurer: Jeremy Oepping reported:**

(i) The balance in accounts as of June 30, 2019 is as follows:

Operating Account: \$195,016.43 (Cash Account \$178,421.71)

Reserve Account: \$115,394.61

(ii) As of June 30, we have 14 delinquent accounts totaling \$7,474.06.

(iii) The June monthly Reserve check in the amount of \$666.67 was deposited June 3.

(iv) There was one change in property ownership in June.

(v) The legal costs to date:

Lawsuit Legal costs remained unchanged at \$52,328.41.

Other Legal Costs: \$6,471.16.

- (vi) One property changed ownership in June.
- (vii) Legal costs to date: Legal costs for the lawsuit increased by a total to date of \$52,673.59.
- (viii) Major water issues and road costs coming up.

6. STANDING COMMITTEE REPORTS:

a. Water – Harold Corn Reported:

Water System Maintenance:

- General – No water delivery maintenance events to report for June 2019..
- 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 7/7/2019.
- Installed on 6/24 a Continuous Monitoring Device on the Aspen well by Scott Christenson, with the NM Bureau of Geology and Mineral Resources. At the moment we have installed 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.
- On 6/19 the Fire Department filled a 2000 gal tender in 10 mins from our Sys 1 fire hydrant!

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

- System 1
 - o Wells Pumped 598,310 (582,257) gals, (...last month's data...)
 - o Usage = 292,290 (249,599) gals
 - o Daily Average Household Usage = 112 (93) gals
 - o Main Line Leakage Rate = 7.1 (7.7) gpm
 - o Leak Flags Identified = 12 (12)
 - o Users > 7,000 gals = 10 (10);
 1. 17,851 gals (NO leak flag);
 2. 15,084 gals (leak flag);
 3. 13,359 gals (NO leak flag);
 4. 11,642 gals (leak flag);
 5. 11,616 gals (leak flag);
 6. 10,785 gals (NO leak flag);
 7. 10,518 gals (leak flag);
 8. 9,819 gals (NO leak flag);
 9. 8,513 gals (leak flag);
 10. 8,283 gals (leak flag);
 11. 8,012 gals (NO leak flag);
 12. 7,137 gals (leak flag);
- System 2
 - o Well Pumped 405,270 (383,560) gals, (...last month's data...)
 - o Usage = 203,084 (163,957) gals
 - o Daily Average Household Usage = 107 (84) gals

- o Main Line Leakage Rate = 4.7 (5.1) gpm
- o Leak Flags Identified = 8 (9)
- o Users > 7,000 gals = 7 (6);
 1. 17,759 gals (NO leak flag;);
 13. 12,096 gals (NO leak flag;);
 14. 12,071 gals (leak flag;);
 15. 11,745 gals (NO leak flag;);
 16. 9,903 gals (leak flag;);
 17. 9,547 gals (NO leak flag;);
 18. 7,155 gals (leak flag;);

Water Compliance - Tamara Weary reported:

Water System Coliform/Microbiological Reports:

- System 1 sample taken by Frank Naranjo, 06/22/2019, RT002, 241 Trilobite Trail
 - o Total Coliform - Absent
 - o Total E. Coli - Absent
 - o Disinfected, Residual 0.23 mg/l
- System 2 sample taken by Frank Naranjo, 06/22/2019, RT006, 1223 Los Griegos Road
 - o Total Coliform - Absent
 - o Total E. Coli - Absent
 - o Disinfected, Residual 0.16 mg/l

June 2019 Water Compliance Report

Water System Coliform/Microbiological Reports:

- System 1 sample taken by Frank Naranjo, 06/22/2019, RT002, 241 Trilobite Trail
 - o Total Coliform - Absent
 - o Total E. Coli - Absent
 - o Disinfected, Residual 0.23 mg/l
- System 2 sample taken by Frank Naranjo, 06/22/2019, RT006, 1223 Los Griegos Road
 - o Total Coliform - Absent
 - o Total E. Coli - Absent
 - o Disinfected, Residual 0.16 mg/l

May 2019 Water Compliance Report- S.L.P.P.O.A. received a non-compliance violation, but according to Frank the Water Sampler from the N.M. Water Bureau, no other action is required. The test results were acceptable. There was a glitch when they changed their website and filing system.

b. Roads – Harold Reported:

County has started the asphalt millings at Mesa Verde & 134

c. Legal – On July 2nd we received notice that the court of appeals panel of judges ruled in our favor on the lawsuit appeal filed against the Board of Directors by Suzanne Star. We won the Appeal! A copy of the judgement has been posted on the website. Copies have been sent to all board members. Judy read lawsuit highlights. Highlights included:

District Court conclusion, Plaintiff Argument, Judges rejection of Argument, What the plaintiff did not mention, Judges concluded no breach of by-laws, Testimony, Substantial evidence supporting board, and District Court retains jurisdiction on costs.

The delinquent accounts will be discussed in the Executive session.

d. Firewise - Paul Lisko Reported:

- 1) Paul Lisko reported that the chipper is not going back out until September and the piles have to be accessible to lessen fire danger. Piles and slash should be close to the road. Part of the project is having to thin on East Fork Trail now, but will be doing more. On 7/6 they were able to do work at 4 different locations.
- 2) Judy will ask Mike Schacht about others having access to post on the website and a copy to Paul.

e. Parks

1) Need a property owner volunteer. Judy will send an email to the Board asking for a volunteer to be in charge of the parks

f. Architectural – Paul Lisko reported:

On July 2nd, I received an email from Don Griffo, a realtor with Realty One of NM. He had a potential buyer who wanted to know “if hot tubs and swimming pools are ok in the HOA?” After a check of restrictions and conferring with board members, as well as members of the Architectural Committee, I finally replied that it was OK for an owner to excavate and install a below-ground pool with the stipulation that the pool could not be filled from an existing SLPPOA well. Upon follow-up with Mr. Griffo, he had made the sale and stated the new owner may want to excavate and install a pool at some later date. With regard to that possibility, here is some information, extracted from relevant documents, for consideration by the Board:

**DECLARATION OF RESTRICTIONS
UNITS 4, 5, 6, 7, 8, 9, & 10**

**SIERRA LOS PINOS SUBDIVISION
IN SANDOVAL COUNTY, NEW MEXICO**

7. BEFORE ANYONE SHALL COMMENCE THE CONSTRUCTION, REMODELING, ADDITION TO, OR ALTERATION OF ANY BUILDING, **SWIMMING POOL**, WALL, FENCE, TANK, OR OTHER STRUCTURE WHATSOEVER, ON ANY LOT, THERE SHALL BE SUBMITTED TO THE GRANTOR FOR TRANSMITTAL TO THE ARCHITECTURAL CONTROL COMMITTEE:

- (a) Preliminary floor plans, elevations, and location of the structure on the lot;
- (b) After approval of preliminary plans, two complete sets of the final plans and specifications for said work.

SIERRA LOS PINOS SUBDIVISION
UNIT 4 THROUGH 10
DISCLOSURE STATEMENT

22. WELLS

Each purchaser may if they wish drill their own well. There has been a geo-hydrological study of the area which would include all the information needed, however, recommended depth of a well is from 250' to 700'. The recommended pump setting for a submersible electrical pump is 7' from the bottom of the well. Lithological characteristics through which the existing wells were drilled are fill, red shale, red dark rock and pumice rock.

1) Units 4-10 may only drill their own well.

2) We don't have the water rights to support changes on the covenants to update-disclosure with regards to general matters.

7. OLD BUSINESS:

a) Water surcharge update - No answer yet.

b) Renters/VROB - Judy will contact the attorney regarding the covenant modifications

c) Cinder storage is still pending

d) Excused absence for Paul Rightley

8. NEW BUSINESS

a) Shawn Weary volunteered to mow the parks. We need a board member to volunteer to do parks. Judy will send an email and follow-up.

b) We need someone to chair the nomination committee. Ballots need to go out soon. By the end of July or 1st week in August before the annual meeting which is in the 2nd week of September. There are 3-3year terms and 2-1 year terms.

c) Laptop - Judy indicated that now that we have two individuals serving as secretary and treasurer we need an additional laptop for the secretary to prepare minutes, etc. Paul motions to get a laptop for the secretary with an upper limit of \$800.00. Also need to get a Windows certificate. Harold seconded motion. All approved.

d) HOAMCO needs a contact person for disclosure documents. Paul Lisko will be the primary contact and Jeremy Oepping will serve as a back up.

e) ATV Problems: 1) send out notices, 2) Sheriff can check out ATV cards, 3) focus on updating that bridge.

f) Fire Department Property Assumption: No parking. John Fredlund sent out notification. Maybe we can do an easement or memo of understanding, or a possible legal agreement. No M.O.U. in place. Need to check with Dave first.

9. ACTION ITEMS

- a) Is Dave working on MOU around cinder pile? Dave and Paul will work on the MOU. Dave will be phase 1 and Paul will be phase 2.
- b) Harold reported that the last electric bill for Hovenweep well shows low usage. It may be new meter. Expect a large bill. Harold searched back to August. He spoke with Espanola 7/9/19.
- c) Water Rights Extension Application: Need a list of vacant lots. Need list of lots that are undeveloped. There are Several lots that have no meters.
- d) Dave Stuedell to E-mail regarding the County taking over some roads. Harold stated that David Martinez is the new guy.

10. NEXT MEETING: Tuesday, August 20, 2019, 7:15 P.M.

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11. ADJOURN: The meeting adjourned at approximately 9:00 P.M.

12. EXECUTIVE SESSION:

Lawsuit
Delinquent Accounts

Submitted by: Geraldine Burnworth