

MINUTES
SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION (SLPPOA)
BOARD MEETING
 June 16, 2020

1. CALL TO ORDER: @ approximately 7:14 p.m. Meeting was conducted online through Zoom meeting software due to the COVID-19 restrictions associated with groups of 5 or more persons gathering in a single location.

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

President - Paul Lisko	P	Water Maintenance - Tamara Weary (Acting)	E	Legal - Dave Stuedell	P
Vice President - Vacant	P	Water Compliance - Tamara Weary	P	Firewise - Ann Cooke	P
Secretary – Cindy Hines		Roads - Dave Stuedell	P	Architectural - Josh Toennis	P
Treasurer - Jeremy Oepping	P	Parks - Cindy Hines and Tamara Weary	P P		

GUEST(S): Harold Corn, Suzanne Star

3. APPROVAL OF AGENDA: Jeremy made the motion to accept the agenda. Ann seconded the motion.

MOTION: All approved.


4. APPROVAL OF THE MINUTES: Minutes of the May 2020 meeting were approved. David made the motion to accept the minutes, pending changes. Ann seconded the motion.

MOTION: All approved.

5. OFFICER REPORTS:

 **President – Paul Lisko**

Bylaw amendments not revised in time to go through Election Buddy electronic site. We hope to use it for elections in the future.

 **Result of June 13 Meeting:** A quorum of ballots was not met. We needed 83 and received 51. Paul's interpretation of our bylaws says that we can call a subsequent meeting within 60 days to vote on the same issues and only a 1/3 quorum is required. Paul asked if either Suzanne or Harold remembered a case in the past where they had a vote requiring 2/3 quorum, the quorum was not met and within 60 had a second election where the quorum required was only 1/3. Neither could remember having done that in the past. Paul questioned whether we should start fresh with all new ballots or could we use the ballots already in our possession. Also, what if we made any changes to the ballot, say, correcting a typo? Would we have to send out all new ballots. Harold thought that if we made significant changes, a new ballot would need to be issued, but not if we were just correcting a typo. Suzanne commented that we should avoid the perception that we are trying to push the ballot initiatives through. Jeremy responded that he doesn't feel there is a large group of members opposed to any of the amendments. We have given everyone an opportunity to vote and if we now accept only a 1/3 quorum in order to move

forward, it would not be looked upon by the membership unfavorably. Harold agreed. Paul will run these questions by our legal counsel to verify that we are moving forward correctly.

- Old ballots destroyed. Discovered one check enclosed to pay annual fees.
- Webmaster Schacht updated SLPPOA board contacts as of 5/13. Everyone who had problems previously receiving @slppoa.org emails in the past, confirmed they now receive those emails.
- Paul informed the Rodolphs on 5/15 that their request to lease water well site for grazing their horses was denied by the board.
- Update on Geraldine Burnworth. Spoke with her over the phone, June 15. She's doing very well after her accident. Jeremy thanked Paul for reaching out to Geraldine.
- Reimbursement for expenses of copies, envelopes, mailing labels, postage, mileage in the amount of \$482.00 was requested. Cindy made a motion to approve payment of expenses. David seconded. All approved.

Vice President – no report

Secretary – Cindy Hines

- Completion of newsletter. Spring newsletter was put on hold while helping out with the election. She will do a summer newsletter instead. She mentioned that she has included information about cleaning out culverts and instructions for checking monthly water usage.
- The purpose of the current listserv is to contact people in the case of emergencies. The list currently includes some SLPPOA members, but also others. Cindy doesn't feel it is appropriate to use this listserv to send out SLPPOA business to members. She will look into the possible creation of second listserv for SLPPO members only.
- She has been working on updating the membership list. She has added email addresses and looked up phone numbers. At this point, there are very few members that we do NOT have contact information for.
- Cindy updated the SLPPOA membership application form to ask for email addresses. She will have it posted to the website, upload it to Google Docs and send it to HOAMCO.
- Paul previously brought up the idea of purchasing transcription software. Cindy looked into Dragon software and recorder. Cost about \$300, but not compatible with Windows 10. Cindy wants to do more research.
- Reimbursement for expenses of copies, envelopes, mailing labels, postage, mileage in the amount of \$219.86 was requested. Jeremy made a motion to approve payment of expenses. David seconded. All approved.

Treasurer: Jeremy Oepping reported:

- The balance in the accounts as of May 31, 2020 is as follows:
 - Operating Account: \$199,476.63
 - Reserve Account: \$115,078.05
- As of May 31, we have 22 delinquent accounts. (A decrease of 1 account from last month). Total of delinquent accounts is \$14, 130.05. Decrease of \$3,275.60. 13 of the delinquent accounts are at \$500 or more.
- The May amount of \$666.67 was transferred to Reserves during the month.
- Two changes of property in the past month:
Brett Scheiner and Mary Wise - 88 Los Griegos
and Joseph & Sarah Matthews - 473 Los Griegos
- Audit with Thad Porch & Associates completed May 15. SLPPOA found to be in conformity with U.S. generally accepted accounting principles or GAAP. This report will be posted to the website.

Hot Topics: Possible cell phone tower. Tamera took photographs of the property at the top of High Road. Paul has contact information for Jemez Mtn Dev; LLC, who currently owns that property. Paul is

happy to contact them to see if they would be willing to sell one of their lots on which to locate the cell tower. Paul asked which lot would be best and Jeremy said it should be the one that is the highest spot. Paul confirmed by looking at a map that it would be the most southeasterly lot.

Ann questioned whether the same property would be good for an additional water holding tank? Paul said that was an excellent suggestion and he thought she should contact Tamara about it.

6. STANDING COMMITTEE REPORTS:

Water Maintenance – in Tamara’s absence Paul Lisko Reported:

- 📺 Water Usage: Hovenweep well pumped 102,372 gallons, the Aspen well pumped 655,810 gallons and the well in the meadow pumped 311,530 gallons all in May.
- 📺 Per Mark Stanley’s report, the leak rate on System 1 was up from 6.1 gallons/minute to 9 Gallons/minute. System 2 leak rate dropped from 4.3 to 1.5 gallons/minute. Stanley reported this is the lowest leak rate on System 2 in three years.
- 📺 12 households used in excess of 11,000 gallons/month. Highest over 31,000 gals on System 2. And next highest was 30,000 on system 1, both without leak flags.

Harold Corn Reported:

- 📺 Pump failures in System 1. Harold reported that they were able to enact a crossover from System 2 for first time.
- 📺 Control box replaced at Aspen well on May 29.
- 📺 Check of amperage for Aspen & Hovenweep pumps found excessive on 6/8.
 - Per consult of Harold Corn, Mark Stanley and Josh Roybal.
 - Heavy winds dropped tree on powerline feeding Hovenweep well, 6/6.
 - Submersible pumps for both Hovenweep, Aspen wells replaced, 6/10.
 - Place pressure tank at Hovenweep? Reduces dead-heading & surges.
- 📺 Significant leak reported at Junction of FR 10 with Hovenweep Loop, June 13
 - Unsuccessful try to shut off valve to standpipe. Break assessed in line.
 - Dave Raue contacted on June 14 to contract backhoe to excavate line.
 - 8ll Locate Service called, 6/15. Lines to be marked by 0845 on 6/17.

Water Administrative – P. Lisko

- 📺 Bob Eaton has signed the MOU with SLPPOA on 5/26, re: access to Los Griegos tanks. Part of the agreement is that SLPPOA will build a fence to hide the tanks from view of the Eaton property. SLPPOA has three years to complete the fence.
- 📺 There were only 2 applicants for water systems operator position and one of those applicants was qualified.
 - Paul made a decision on 5/25 to forego a formal interview process.
 - The unqualified applicant was contacted on 6/8 and informed that he was not being offered a position.
 - Paul conducted a Zoom meeting on 6/11 with our attorneys and Harold Corn regarding the water operator contract.
 - Paul contacted NMED to ask about the requirements for the Water Operator’s certificate. That information was passed onto the attorney working up the contract. Paul was informed that before taking the test to become certified, the candidate must have one year’s experience working with other water operators. John Hines is the candidate who will be offered the position.

Compliance – No Report since Tamara is not available.

Roads - Dave Stuedell Reported:

- Tug Leeder performed road grading and repairs during last week of May. David asked if anyone had received feedback. Jeremy mentioned that he felt they did a good job. David said he has been digging out some culverts and suggests doing it when the soil is wet.
- Dave asked if we should again contract with Dave Raue to plow snow & sand for another 2 years. Paul said that Raue is the only game in town. Jeremy, Ann and Cindy agreed that we should extend the offer to Raue.
- Dave discussed blocked culverts. He asked if we want to budget funds to have the culverts cleaned out. Paul said that past president Judy Kilburg mentioned that in the past, members would pay for the culvert materials and SLPPOA pays for labor. Paul asked if we had funds left in the budget to do this work and Dave said that we do not. Dave asked if we have access to a water truck to flush out the culverts. We do not, but Dave can ask the fire dept. Cindy will send out an email on the listserv to residents to keep their culverts clear. We have no way to enforce this and Dave said that maybe we should have a policy regarding this. Ann suggested that we provide members with the name of contractors willing to do that work. Paul suggested that we create a maintenance schedule. We could send reminders to the membership.
- Paul mentioned that Dave handled complaints regarding road compaction and excessive water use by the road maintenance company very well.
- Paul mentioned receiving a complaint regarding a perceived personal advantage raised by a resident who observed that Dave had his driveway graded by the road maintenance company. Dave explained that he asked Danny with Leeder who much they would charge to grade his driveway while they were there and they did for him at no cost. Paul said that board members need to be cognizant of perceptions by the membership. Ann had a suggestion that in the future we send out a notice to residents that they can contact Leeder individually to coordinate and pay for work to be done while the company is already on-site doing work for SLPPOA.

Legal – Paul Lisko Reported:

- There was a suggestion to provide Harold Corn “free water for life” in thanks for all of his work over the years on the water systems. He is not sure this would be allowed per the bylaws. Jeremy asked how we would quantify that since our dues don’t separate out the portions for road maintenance and water. He suggested that we instead throw a party in honor of Harold when COVID-19 is over.
- A member was dissatisfied with our current legal representation and requested that we contact HOAMCO regarding legal coverage. This member felt that in the case of a lawsuit, SLPPOA would be “financially negligent.” Paul contacted HOAMCO and they cannot provide legal representation. Paul was provided with names of law firms that do HOA work. He will reach out to them and ask if they would be interested in representing us and what they would charge.
- David Stuedell requests withdrawal from serving as Acting Legal Director. Paul said that he would handle legal.

Firewise - Ann Cooke Reported:

- The county has delivered the chipper to our area and volunteers chopped slash last weekend. Ann will get an estimate of how much was processed to include in her annual report to keep our Firewise designation. She will be in touch with Todd Haines regarding insurance-related thinning.

Parks – Cindy Hines Reported:

- Cindy would like to look into replacing the picnic tables with something other than wood that won’t require as much maintenance. Paul suggested she check with Josh at Fenton Lake. He

may either give us something he is no longer using or give us information on how to obtain low-cost table.

Architectural - Josh Toennis Reported:

- 📺 Three requests were approved last month. The committee has not received any new applications since then.
- 📺 Josh has identified one possible new member to the committee. He is looking for a second so there is an odd number of members on the committee.

7. OLD BUSINESS:

- 📺 Agreement to allow Rigney to thin adjacent Bootzin property: Request to NMSF but there was a miscommunication with Todd Haines to meet to mark the timber and they will have to reschedule. Rigney was told there would be more time to focus on drafting a hold harmless agreement after the special meeting of June 13 was over. Bootzin's number was given to Rigney if he wanted to pursue this on his own. Paul reached out again June 14. Rigney has not yet pursued anything with Bootzin, but said he planned to ask Bob what he wanted in the HHA. Paul advised instead to draft the HHA and present it directly to Bootzin. Paul offered him links to online resources & his assistance.
- 📺 Alternate exit from Los Griegos to avoid felled trees blocking road to Bootzin's – Tabled for next meeting due to Tamara's absence.

8. NEW BUSINESS:

None

9. ACTION ITEMS:

Paul is working to develop a water shut-off policy in conjunction with excess water use amendment. He confirmed with the fire dept. that they can commandeer our water in case of fire. The most contentious part of the policy is shutting off water for excessive use. Paul indicated that we can remove that from the draft, but there are other aspects of the policy that should remain. Paul will continue working on it. As an example of a water shut-off policy, Paul presented one from the village of Chama, mostly to show that other communities are dealing with this issue, as well.

10. NEXT MEETING: July 14, 2020 @ 1915

11. ADJOURN: Cindy made a motion to adjourn the meeting at 9:06 p.m. David seconded the motion.
MOTION: All approved.

12. EXECUTIVE SESSION:

Delinquent Accounts

Submitted by: Cindy Hines