

MINUTES
SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION (SLPPOA)
BOARD MEETING
 July 14, 2020

1. CALL TO ORDER: @ approximately 7:15 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)	P	Legal – Paul Lisko (Acting)	P
Vice President - Vacant		Water Compliance - Tamara Weary	P	Firewise - Ann Cooke	P
Secretary – Cindy Hines	P	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: Tamara made the motion to accept the agenda. Jeremy seconded the motion.

MOTION: All approved.

4. APPROVAL OF THE MINUTES: Minutes of the June 2020 meeting were approved. Jeremy made the motion to accept the minutes. Josh seconded the motion.

MOTION: All approved.

5. OFFICER REPORTS:

President – Paul Lisko reported:

- Paul mentioned reaching out to three different law firms that HOAMCO recommended for dealing with HOAs. Two of them got back to him, Quentin Cupps with VF Law and the Turner Law Firm, which is located in Albuquerque, whereas VF Law is located in Tempe, AZ. So, based on input from the Board, we decided to go with Turner Law.
- Paul discussed, with the attorney, several questions we had regarding the ballots and holding another election in an attempt to reach a quorum. It was determined that we cannot amend the ballot in any way for the second round of voting. The same ballot must again be used and ballots received for the June 13th election remain valid. The attorney confirmed that Article XI requires a 60% vote of eligible members to amend the Bylaws. The ballot initiative for Excessive Water Use also specified amending Article X. Special assessment for excess water use becomes separate w/ rate set annually.
- Jeremy suggested we form a water committee. He is willing to chair that committee. David would like to be on the committee. Tamara suggested recruiting non-board members and it was suggested to reach out to members of the former water committee to see if they would be interested in serving on the new committee. Jeremy wanted confirmation that the goal of the

committee is to come back to the board with recommendations on how structure rates for excess water use. Paul confirmed this is what the board wants and they will use this information to create a special assessment.

- Paul reported that a member asked that we request a member of HOAMCO attend our board meetings. The cost for this service is \$300 per meeting. The reasoning behind this request is that if we have questions, the HOAMCO rep will be there to answer questions. Dave thought this is a good idea, occasionally. Tamara and Cindy felt the cost is not warranted. Paul felt that if we have questions, we can contact them after the meeting, at no extra charge, and get our questions answered. Jeremy reminded the group that HOAMCO has an entire team of people who assist us so it may not be helpful to have one rep at our meetings who may not be able to answer all of the questions we have. No action was taken.
- Paul reported that he spoke with Geraldine Burnworth. She is doing well and is planning to return to SLP. She would like to join the board again at that time.

Vice President – position vacant / no report

Secretary – Cindy Hines reported:

- The newsletter was emailed to the board for comments. She will add the date of the annual meeting. Tamara suggested that we list open board positions, as well. Cindy asked whose terms are expiring and Tamara said her term is expiring. Cindy will review old minutes to determine when the current board members were elected.
- She asked if anyone knows how to create a listserv in Google. No one offered any suggestions. She will continue to research how to create one.
- Membership list update. We only have about 20 residents that we currently do not have emails for.
- She is not interested, at this time, in purchasing transcription software. She would rather just create the minutes by listening to the recording of the meetings.

Treasurer: Jeremy Oepping reported:

- The balance in the accounts as of June 30, 2020 is as follows:
 - Operating Account: \$149,054.71
 - Reserve Account: \$115,758.89
- As of June 30, we have 20 delinquent accounts. (A decrease of 2 accounts from last month). Total of delinquent accounts is \$10,649.65. Decrease of \$3,480.40. 9 of the delinquent accounts are at \$500 or more.
- The June amount of \$666.67 was transferred to Reserves during the month.
- New changes in property ownership in June.

Hot Topics: Proposed purchase of Lots 1 & 2 of Unit 6. These would be the most advantageous as a site for a cell tower. Paul was in contact with the realtor. They are 4.5 - 4.6 acres each listed for \$69,000 a piece. Paul asked if they would take \$69,000 for both lots and they rejected that offer. Dave asked if we should purchase property if we don't have a firm commitment from Verizon to build or lease a tower. Paul reminded the group that we would consider placing a water tank on the lot, as well. Ann asked if we should consider a less expensive lot. Jeremy suggested that we table a decision for now, but that a subcommittee would be helpful to answer some of the questions we have and do the research to bring to the board. David will head a committee. Tamara again suggested that we reach out to community members to serve on the committee.

6. STANDING COMMITTEE REPORTS:

Water Maintenance - Tamara's Reported:

July 2020 Water Maintenance-Meter Report. Not reported in June due to Tamara's absence, but included here for record purposes.

Water System Maintenance:

- General – No water delivery maintenance events to report for January 2020.
- VOLUNTEERS ARE NEEDED to learn and maintain our water SLP systems. Training will be provided.
- 06/26/2020: Harold Corn sent an email stating the SLPPOA Administrative Maintenance on the LevelCon website had been updated and provided the alert levels for both water systems.
- 06/18/2020 and 06/17/2020: Harold Corn sent an email on the status of the System 1 FR10 Hovenweep Water Leak Status. The leak repair was performed on 06/17/2020. The initial leak was identified by a SLPPOA resident on 06/10/2020.
- 06/08/2020: The wells for System 1 (Hovenweep and Aspen) would not start and an email was sent to all SLPPOA residents. The issue was corrected after a well company was called and replaced the submersible pump/motor for both wells.

Water System Misc:

- Well meter readings were sent to NMED on 07/05/2020.

Water Usage: Meters were read July 1, 2020. Mark Stanley provided the setup, read the meters, and distributed the Readings and Usage reports:

- System 1
 - Wells Pumped 601,936 (758,182) gals, (...last month's data...)
 - Usage = 307,661 (358,023) gals
 - Daily Average Household Usage = 118 (129) gals
 - Main Line Leakage Rate = 6.8 (9.0) gpm
 - Leak Flags Identified = 13 (12)
 - Users > 7,000 gals = 9 (14);
 - 23,368 gals (leak flag);
 - 21,003 gals (leak flag);
 - 17,012 gals (leak flag);
 - 16,609 gals (NO leak flag);
 - 15,073 gals (leak flag);
 - 10,409 gals (leak flag);
 - 9,941 gals (NO leak flag);
 - 9,164 gals (NO leak flag);
 - 8,642 gals (leak flag);
- System 2
 - Well Pumped 268,900 (311,530) gals, (...last month's data...)
 - Usage = 192,526 (243,928) gals
 - Daily Average Household Usage = 100 (118) gals
 - Main Line Leakage Rate = 1.8 (1.5) gpm
 - Leak Flags Identified = 6 (7)
 - Users > 7,000 gals = 6 (9);
 - 12,295 gals (NO leak flag);
 - 12,186 gals (NO leak flag);
 - 11,501 gals (leak flag);
 - 8,617 gals (leak flag);
 - 8,265 gals (NO leak flag);
 - 8,164 gals (NO leak flag);
- Summary
 - Fifteen (15) users are above the 7,000 gal recommended usage threshold.

Compiled 07/14/2019 by T. Weary

Water Administrative – P. Lisko and volunteer Harold Corn

- LevelCon alert levels have been adjusted so we receive an earlier warning.
- Water operator contract has been sent to John Hines for his review. According to NMED, the operator-trainee needs to have one year of experience working with another water operator prior to taking the test to become a certified water operator. Jeremy will reach out to HOAMCO regarding water operator compensation and 1099s.
- Bids to install new pressure tank at Hovenweep.

1. Hydro Geologic Services Estimate - \$2,435.13
2. Southwest Drilling Proposal – at least \$1,491.00. Asked for COD.
3. Rodgers & Co. - \$1,849.50. Most thorough estimate.

After discussion, Ann made a motion to hire Rodgers & Co., Cindy seconded, all approved.

Compliance – Tamara Reported:

June 2020 Water Compliance Report – Not reported in June due to Tamara’s absence, but included here for record purposes.

Water System Coliform/Microbiological Reports:

- System 1 sample taken by Frank Naranjo, 05/23/2020, RT001, 7 Mesa Verde Road
 - Total Coliform - Absent
 - Total E. Coli - Absent
 - Disinfected, Residual 0.05 mg/l
- System 2 sample taken by Frank Naranjo, 05/23/2020, RT005, 631 Aspen Grove
 - Total Coliform - Absent
 - Total E. Coli - Absent
 - Disinfected, Residual 0.09 mg/l

The 2019 Consumer Confidence Report was sent by Frank Naranjo for distribution and the report was distributed via email to the community on 06/30/2020. The certification report that the CCR was sent to the community was provided to Frank on 06/29/2020.

Lead and Copper samples were collected within the SLPPOA Community between 06/13/2020 and 06/19/2020. The samples were mailed to Hall Environmental on 06/20/2020 via FedEx.

July 2020 Water Compliance Report

Water System Coliform/Microbiological Reports:

- System 1 sample taken by Frank Naranjo, 06/05/2020, RT002, 241 Trilobite Trail
 - Total Coliform - Absent
 - Total E. Coli - Absent
 - Disinfected, Residual 0.08 mg/l
- System 2 sample taken by Frank Naranjo, 06/05/2020, RT006, 1223 Los Griegos Road
 - Total Coliform - Absent
 - Total E. Coli - Absent
 - Disinfected, Residual 0.10 mg/l

Water System Total Trihalomethane Reports:

Collection Date: 06/08/2020

Analysis Date: 06/11/2020

Location: 87 Aspen Grove
 Results: EPA Method 524.2 – TTHM

Analyte	Result (ug/L)	Reporting Limit (ug/L)	MCL (ug/L)
Chloroform	ND	0.500	
Bromodichloromethane	ND	0.500	
Dibromochloromethane	ND	0.500	
Bromoform	ND	0.500	
Total Trihalomethanes	ND	0.500	80

ND = Not Detected at the Reporting Limit
 MCL = Maximum Contaminant Limit

- Tamara reported and Jeremy confirmed that the Water Conservation Fee was paid to NM Taxation & Revue.
- The Lead and Copper test samples were sent to Hall Environmental, but the results have not been received yet.
- The SLPPOA Annual Consumer Confidence Water Quality Report was received and distributed by email to SLPPOA members at the end of June.
- Tamara was contacted by a SLPPOA member who complained that test samples were taken from unsuitable locations after observing her collecting samples at the fire station. Tamara explained to this member that he was misinformed regarding the type of testing being conducted. This member, a former board member, also said there was policy in place regarding water testing and Tamara asked for a copy of that policy. To date, the member has not provided a copy of that policy.

Roads - Dave Stuedell Reported:

- Dave contacted Dave Raue about plowing for us again this winter and Raue had not responded yet.
- A notice was sent out to members via email reminding them to keep culverts adjoining their properties cleared.
- Dave received several emails regarding areas needing culverts and road work. Outliers needs work. A photograph was emailed to the board members. Dave is creating a spreadsheet to track what work needs to be done. So far, it includes Outliers, Shannon’s Way and Bonito Way. Dave will get a quote from Tug Leeder so we would know how much to budget for future road work. Jeremy added another location where Redondo Vista meets Los Griegos needs work, as well. Dave will take a look at it. Paul would like to see bids from both Leeder and Raue, if possible.

Legal – Paul Lisko (acting) Reported:

- Paul said that we will have another round of voting on the proposed bylaw amendments on August 8, 2020. Notices/ballots need to be sent out by July 24th. Paul asked for input from the board as to what to include in the letter to members to encourage them to vote. Jeremy suggested going door to door and hand deliver ballots with return envelopes. Dave was not comfortable with going door to door, but would be willing to call several residents. Cindy indicated that between phone #s and email addresses, we should be able reach everyone. Next step is to determine members eligible to vote and who have not yet voted, divide the list between the board members and have them each contact several people.
- Discussed establishing Sierra los Pinos as a Census Designated Place through the US Census Bureau. Common localities can be designated even though they are not incorporated. Inclusion may be beneficial to us in the future.

Firewise - Ann Cooke Reported:

- La Cueva volunteer fire dept used the county chipper at SLP June 13th and July 11th. Ann will get an estimate of the amount chipped from the fire dept. volunteers. They also chipped in La Cueva and their work there will be included in the Firewise report for our region.
- She tried to contact NM State Forester Todd Haines about insurance-related thinning. He did not respond and she will follow up.

Parks – Cindy Hines Reported:

- Cindy reported that the Forest Road 10 park has been mowed and cleaned up by volunteer John Hines. He plans to do the same at the fire station park the next day.
- She has not yet contacted Josh at Fenton Lake regarding picnic tables.
- Tamara reported that she will send photos to the board of the open space near the Lake's home on Trilobite.

Architectural - Josh Toennis Reported:

- There were no new review requests submitted this past month.

7. OLD BUSINESS:

- Paul reported on the hold harmless agreement for Rigneys to thin Bootzin's property. After reaching out to Rigney on June 17th, he requested again that Lisko draft the HHA. All parties met on-site with NM State Forester Todd Haines to mark timber on June 23rd. The hold harmless agreement was drafted and sent to Rigneys for review and comment on July 12th. He has not heard back from them, so he will follow up.
- Tamara reported on the alternate exit from Los Griegos to avoid felled trees blocking road to Bootzin's. She would like to find the right person at the USFS to contact re: clearing road of trees to provide alternate fire escape route. Jeremy said that he had been back there recently and the road is very torn up and there are large berms built up to prohibit access. Tamara said she had talked to someone who tried to convince the USFS to open up that road and they rejected the request. Paul suggested contacting our state legislator, Ben Ray Lujan, explaining the need for this escape route and get his backing.

8. NEW BUSINESS:

- Schedule notification of the annual membership meeting on Saturday, September 12th at 2:00 p.m.

9. ACTION ITEMS:

- Developing a special assessment for excess water use. This is separate from the amendment. Once we know if the amendment is approved by membership, we will know how to move forward. Development of a special assessment will be in tandem with a water shut-off policy. If the new committee has time to put it together, we may have something to present at the annual meeting.
- Tamara addressed the water storage bladders. These would be 5,000 gal military bladders. Cost is about \$8300 each. We would need to find locations, purchase the bladders and install them. 30,000 gallons of available water for fire suppression is recommended by ISO, which would be six bladders. Another option is a storage tank like the one currently located at the fire station. Estimated cost for a tank like this and its installation is \$100,000.

10. NEXT MEETING: August 11, 2020 @ 1915

11. ADJOURN: Tamara made a motion to adjourn the meeting at 9:30 p.m. Cindy seconded the motion.

MOTION: All approved.

12. EXECUTIVE SESSION:

Delinquent Accounts

Submitted by: Cindy Hines