

**MINUTES**  
**SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION (SLPPOA)**  
**BOARD MEETING**  
October 13, 2020

**1. CALL TO ORDER:** @ 6:35 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 - John Hines	P	Legal – Paul Lisko (Acting)	P
Vice President - Vacant		Water Compliance - John Hines	P	Firewise - Ann Cooke	P
Secretary – Cindy Hines	P	Roads - Dave Stuedell	E	Architectural - Josh Toennis	E
Treasurer - Jeremy Oepping	P	Parks - Cindy Hines	P		

GUEST(S): Suzanne Star.

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

**MOTION:** All approved.

**4. APPROVAL OF THE MINUTES:** Minutes of the Regular Board Meeting on September 15, 2020, were approved. David made the motion to accept the minutes. Jeremy seconded the motion.

**MOTION:** All approved.

**5. OFFICER REPORTS:**

**President – Paul Lisko reported:**

- Suggested Annual Contribution for Roads from Unit 6 Residents, per conversation with realtor Ron Brown on Sept. 16<sup>th</sup> was placed at \$335.00 per annum/per property owner to cover road maintenance/plowing for the roads they would be using within SLP, *excluding* the upper portion of High Road that is not currently maintained.
- Report of “exhaust fumes” on Ashley Lane, Sept. 17<sup>th</sup>. The resident was not completely sure of the source and was told to identify the source before the board is able to assist.
- Drafted cover letter for Board Election to be mailed with ballot, Oct. 8<sup>th</sup>. A special meeting will be held November 7<sup>th</sup> at 2:00 for the purpose of electing board members. 5 open positions, each member will get five votes.
- Reimbursement for Zoom meetings, mileage to USPO and gift cards for volunteers in the amount of \$428.71 was requested. Cindy motioned for approval and Ann seconded. All approved.

**Vice President – position vacant / no report**

**Secretary – Cindy Hines reported:**

- Nomination Committee and development of ballot for Board Election on Nov. 7th. The nomination committee made up of Cindy Hines, Jen Lake and Holly Gould. They contacted several people who expressed interest in running and only two confirmed they would like to run, Paul Rightley and Keith Rigney. The ballots have been mailed out with a deadline of November 7th. Paul mentioned that if anyone else would like to run, at this point in time, they will need to be nominated from the floor during the special meeting on the 7th.
- Request for reimbursement for postage to mail ballots to membership, printer toner, envelopes and labels in the amount of \$486.15. Paul motioned to approve and Ann seconded. All approved.
- Minutes on *slppoa.org* website: some were missing and Cindy has contacted Mike Schacht to make those corrections.

**Treasurer:** Jeremy Oepping reported:

- The balance in the accounts as of September 30, 2020 is as follows:
  - Operating Account: \$137,657.97
  - Reserve Account: \$117,802.83
- As of September 30, we have 16 delinquent accounts. Total of delinquent accounts is \$9,095.70  
7 of the delinquent accounts sit at \$500 or more. 9 are less than \$200.
- The September amount of \$666.67 was transferred to Reserves during the month.
- There were no changes in property ownership in September.
- FY2021 Budget was discussed: Jeremy presented a balanced budget for 2021 in the amount of \$140,409.85. Ann made a motion to approve the budget and David seconded, all approved.

## **6. STANDING COMMITTEE REPORTS:**

### **Water Maintenance –**

Water System Maintenance for September 2020:

General –

- Repaired Water leak on main at Hovenweep and FR 10
- Installed Masonite on ceiling and walls at Aspen Grove Well House
- Met at Ethan Moll, 1309 Los Griegos Rd to assist in locating water leak.
- Met with Scott Gould @1515 Los Griegos to assist in locating water leak
- Constructed 24' fence in front of water tanks at 754 Los Griegos

Water System Misc:

- Well meter readings were sent to NMED on 10/10/2020.

Water Usage: Meters were read October 1, 2020 by John Hines. Harold Corn provided the setup, John Hines read the meters, and Mark Stanley distributed the Readings and Usage reports:

- System 1
  - Wells Pumped 504,927 (584,063) gals, (...last month's data...)
  - Usage = 303,655 (504,927) gals
  - Daily Average Household Usage = 115.020 (121) gals
  - Main Line Leakage Rate = 4.7 (4.7) gpm
  - Leak Flags Identified = 13 (14)
  - Users > 7,000 gals = 9(12);
    - 9009 gals (leak flag);
    - 7448 gals (no leak flag)
    - 7960 gals (no leak flag)
    - 27,240 gals (leak flag);

- 10,993 gals (NO leak flag);
- 12,499 gals (leak flag);
- 25,234 gals (leak flag);
- 9,481 gals (leak flag);
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- System 2
  - Well Pumped 205,171 (221,730) gals, (...last month's data...)
  - Usage = 180,891 (212,740) gals
  - Daily Average Household Usage = 94 (98) gals
  - Main Line Leakage Rate = 0.6 (0.6) gpm
  - Leak Flags Identified = 7 (6)
  - Users > 7,000 gals = 7 (6);
    - 7,037 gals (no leak flag);
    - 8,393 gals (no leak flag);
    - 8,501 gals (leak flag);
    - 11,476 gals (no leak flag);
    - 7,972 gals (leak flag);
    - 14,114 (leak flag)
    - 7,670 gals (leak flag);
- Summary
  - Nineteen (18) users are above the 7,000-gal recommended usage threshold.

### Compliance –

Water System Coliform/Microbiological Reports for September 2020:

- System 1 sample taken by Frank Naranjo, 09/12/2020, RT003, 631 Aspen Grove
  - Total Coliform - Absent
  - Total E. Coli - Absent
  - Disinfected, Residual 0.18 mg/l
- System 2 sample taken by Frank Naranjo, 09/12/2020, RT006, 7 Mesa Verde Road
  - Total Coliform - Absent
  - Total E. Coli - Absent
  - Disinfected, Residual 0.05 mg/l

Water System Pb/Cu Reports:

Collection Date: 06/13/2020

Analysis Date: 07/21/2020

Results: EPA Method 200.8 Metals

Analyte	Result (mg/L)	Reporting Limit (mg/L)	MCL (mg/L)	Location
Lead (Pb)	ND	0.00050	0.015	13 High Road
Copper (Cu)	0.026	0.0010	1.3	
Lead	0.00056	0.00050	0.015	950 Forest Road 10 (ST 52 Women's BR)
Copper	0.037	0.0010	1.3	
Lead	<b>0.073</b>	0.00050	0.015	7 Mesa Verde
Copper	0.035	0.0010	1.3	
Lead	0.0039	0.00050	0.015	
Copper	0.20	0.0010	1.3	
Lead	ND	0.00050	0.015	
Copper	0.029	0.0010	1.3	

ND = Not Detected at the Reporting Limit

MCL = Maximum Contaminant Limit

**Roads – David Stuedell Reported:**

- Dave Raue installed culvert on Outliers and Shannon Way.
- Dave Raue, with assistance from John Hines, placed a new culvert on Redondo Vista on October 10th
- Proposed additional road work on upper Los Griegos needed to install a metal grate, remove two trees and widen the road to help the culvert work already completed. This work will cost an additional \$3,095.51. Cindy made a motion to approve the additional charges, seconded by Ann, all approved. John has seen this area and concurs the work needs to be done. Jeremy, who lives there, also concurred. The trees that need to be removed are located on property owned by the Tatums. David will contact the Tatums for permission to remove the trees. Cindy will send contact information for the Tatums to David.
- Paul mentioned that we need Dave Raue to finish grading the old forest road to the water tanks next to Eaton's property.
- Replacement of missing road identification signs. David had not started this project yet. Paul will send some contact information for sign companies.

**Legal – Paul Lisko (acting) Reported:**

- He followed up with managers of B&B "Hovenweep Haven" on Sept. 9th to get the required paperwork and fee.
- Attorney Steve Long sent his final invoice for his services.

**Firewise - Ann Cooke Reported:**

- Report on flow from fire hydrant at corner of FR 10 & Los Griegos Road in an email from John Fredlund, "Yesterday evening I filled up our station 52 water tender at this hydrant. It filled the 2,000-gallon tank in 6 minutes. That is excellent. If we had a fire in SLP, and could sustain that flow rate going into tenders filling at that hydrant for a while, it is unlikely we would need to find any other source of water. Given that the Hovenweep hydrant is pretty good and is fed from different tanks, we are pretty well set up to get water to a neighborhood fire. Anything the Board can do to make sure these water sources can be relied on (tanks near full, "dedication" of water to hydrants during emergencies) could save the neighborhood, or at least a house or 2 someday. The only thing better would be dedicated tanks going to a 6" hydrant."
- Ann is in the process of reporting for the entire region/corridor regarding fuel reduction. This is required to keep our Firewise status.

**Architectural – Paul reported for the absent Josh Toennis:**

- Architectural Review Committee approved deck addition at 4 Mesa Verde Road
- Architectural Review Committee approved deck extension at 1223 Los Griegos Road
- Member initially contacted 9/17 for remodel at 28 Bonito Way. Construction halted until architectural review is completed.

**Parks – Cindy Hines Reported:**

- Nothing new for parks.

**7. OLD BUSINESS:**

- LA Net internet service – David Stuedell reported that LA Net is scouting four locations to aim at the tower on the ski hill. They hope to have service in the next few weeks.
- Update on cell phone tower placement – D. Stuedell reported that he will be in contact with the LANL Verizon representative so see what kind of assistance he may be able to give.
- Paul reported that he would like to have the ballot count to be conducted in conjunction with community event to include Covid-safe food and music. Paul tried to find a band to play, but could not get anyone to commit. The board decided to table the event until a time in the future.

## **8. NEW BUSINESS**

- Paul will follow-up with attorney re: interpretation of bylaws for mobile versus manufactured homes. He will plan to report at the November meeting.

## **9. ACTION ITEMS:**

- Contact USFS to clear road of downed trees & provide alternate fire escape route. Tamara forwarded her PowerPoint presentation. Paul will contact the forest service in the next month.
- Develop comprehensive water policy: Per-gallon fee structure; Shut-off protocols – John reported that he has made initial contact with several municipalities for information on their water billing structures and policies.
- Acquire large storage tank from Intel & place at Aspen Grove pumphouse for fires – John reported that he will see the tanks in La Cueva and do some measurements of those tanks and our proposed site.

**10. NEXT MEETING:** November 10, 2020 @ 6:30 p.m.

**11. ADJOURN:** Jeremy made a motion to adjourn the meeting at 8:09 p.m. Cindy seconded the motion.

**MOTION:** All approved.

## **12. EXECUTIVE SESSION**

Submitted by: Cindy Hines