

Sierra Los Pinos Property Owners' Association
Board of Directors Meeting
February 8, 2022 at 6:34 p.m.

The meeting was called to order by the President Paul Lisko with the following members present: Cindy Hines, Ann Cooke, John Hines, David Stuedell, Paul Rightley and Keith Rigney. Jeremy Oepping and Kristi Cross were excused.

Guests: Suzanne Star, Barbara Van Ruyckevelt and Mary Moore.

Approval of Agenda: Cindy Hines made a motion to approve the agenda; seconded by David Stuedell, motion carried.

Approval of Minutes: Paul Rightley moved to approve the minutes of the January 11, 2022 meeting; seconded by Keith Rigney; motion carried.

OFFICER REPORTS:

PRESIDENT:

Paul Lisko reported:

With respect to the Special Meeting on Water held in November, Kristi has been really dedicated to getting the meeting transcribed. I have learned a lot, if we ever do this again, about having people identify themselves. She has gone through it and there are times when the conversation is garbled but other places some of the people are not identified. She did it as best she could and then she's given it back to me and I thought by now I would have gone through it, but it's like 48 pages long and I've been working on it for a week now, and probably will need another week to finish. Once I am finished, I am going to forward the minutes to Keith Rigney, Paul Rightley and John Hines. Those are the three Board members who were there and I would ask you to listen to the recording and read the transcript to make sure we have it correct. Keith, you had quite a few good points to make during that meeting, and I want to make sure, when we both have listened to it, that it is, indeed, you that said the things that are being said in that meeting. All three individuals indicated affirmatively they would listen and proofread.

I attended the Environmental Finance Center Networks Webinar on Water Loss Series for Small Systems. It was scheduled on January 27th, but my internet was out. They did send a recording of that, and I was able to review it on January 30th, and it's a half an hour long. I still have it and if you're interested, I can send it to you.

We had the final meeting with NV5 before sending out the bid documents, and that was held via Zoom on January 14th. People from the Board who were in attendance, besides myself, were John Hines and Jeremy Oepping. Then we talked to Arvind Patel about it and approved it to be sent out after that.

The next step was to send it to the Albuquerque Journal to get that ad placed in their legal section. Because of difficulties in transmission of the ad, it was all delayed by one week. It was listed in the Albuquerque Journal. I also had it run for two weeks in the Los Alamos Daily Post, and placed in our local paper, After The Thunder.

Next has to do with the road maintenance agreement, and I did get the title company to affirm that they had collected the \$520 fee from LANet for their being able to be in Unit 6, I think it's Lot 3. The agreement was notarized, sent to the County for recording and the County mailed hard copies back to the Title Company on January 25th. In an email I received today, they indicated everything is taken care of and they are mailing us a copy for our records.

I got an email from a new resident at 456 Hovenweep, who was requesting the policy and the application for vacation rental property, so we might see another one of those.

As far as the request for the contract documents, as of February 2nd, I received five, but I have received two more now and, of those seven that have now been received, three of them are actually from contractors. Of the other four, one is from a water resource company. It made me think that it's almost like another engineering group, like NV5 is, and they probably wanted to see how NV5 was doing their document. That's all I can assume; I don't know that for sure. The other three of that seven are actually clearing houses for subcontractors. In other words, there are these

groups out there that have all these subcontractors listed, I'm not familiar with how this works, but the subcontractor pays some sort of minimal fee to be part of this group and then once the job is awarded, then these companies will contact the contractor saying, do you need a subcontractor to do this or that, because we have these guys in our organization. So anyway, right now we actually have three contractors that are going to be bidding on it.

Finally, I'm going to request reimbursement for things that I have been out of pocket for: \$245.18 went to the Albuquerque Journal to have this ad run for two weekends; \$97.28 for legal ad to run two weeks in the Los Alamos Daily Post; \$42.05 for extended cloud Zoom storage, which I think this will be the last month that we need that, once the minutes are approved. \$19.54 for travel expenses to go down to Jemez Springs to get the road maintenance agreement notarized and mailed out. So all of that adds up to \$404.05. I am asking for motion to be reimbursed for that amount.

Cindy Hines moved to reimburse Paul \$404.05. David Stuedell seconded the motion; motion carried.

Next up on our agenda is Keith Rigney, who, if you haven't heard, we have to extend congratulations to him for him being a brand new daddy.

Keith Rigney: Thank you, everyone. I'm actually holding her right now, so I might try to make this quick.

VICE PRESIDENT:

Keith Rigney reported:

I have not made any posts on Facebook since the January meeting. I know Paul has been looking into having another one set up for our new water board, but we will touch on that soon.

The second thing would be the memo regarding our current issue the Board is facing on the back end for emails. It seems we are getting a lot of communication on our end for the co-mingle project and what should or shouldn't be done. So, to address this – I feel like we've gone over this subject for the last two or three months with no real resolution as to either ends of the parties, so I was looking into drafting a memo that would address these issues and hopefully soothe some people's hearts on what we are trying to do with this co-mingle, if we do the co-mingle, things like that. I have not had time to look into this due to having my daughter this last week. I, hopefully, will at least get some formatting and get some words on paper by next meeting. I also assume most of that memo would be very brief and short, as in us creating a small water committee and things like that, and the water committee is mostly likely going to drive the importance of that document and/or what goes in it.

That's all I had; thank you everyone. I've been kind of out with the little girl.

Paul Lisko: Barbara, did you want to jump in here with any comments?

Barbara Van Ruyckvelt: Well, yes, I would like to – I didn't quite understand what Keith is going to do. I'm sorry to hang you up, Keith, and congratulations. But did I hear that the Board is – well, I didn't hear a clear message on whether or not this co-mingle project is going to be – you're going to send out information to the members to see how they feel; is that what I heard?

Keith: No. I will not be sending out information to the members about the co-mingle. We have had a lot of emails to the Board stating that we should not do the co-mingle, we should do this instead. So what I would like to address in this memo is to show our members, the people who are concerned, that the co-mingle may happen, may not happen. We don't know yet. It depends on a bid, if we get a bid. What mainly this memo is going to show is what our priorities are as a Board when it comes to water, pretty much is what it's going to be. It's going to be very brief, very concise. It's literally going to lay out if we do the co-mingle or not, which is

a big “if” right now. We don’t know. We all understand we have more pressing matters at hand, but there is a process we are taking, and this is the start of it, and it’s been going on for a long time.

Barbara Van Ruyckevelt: Oh, okay. I just wanted to be upfront where I was at, and I don’t want to hold you up, but I was going to go back to my first objection and enter that into the minutes, and then I had just a couple of comments toward the end. But I do plan to send out information to the members with my opinion and some data that I have, and I wanted to be upfront with the Board on it.

Keith: That is perfectly fine. I mean, we’re not trying to hide anything. We are doing our best as we can as volunteers, and the best we can as members in our community. An opinion, at the end of the day, is an opinion and we’re all working hard here. Sorry we’re not as fast as we should be.

Barbara Van Ruyckevelt: No, I’m not complaining about that. It’s just the project, you know, and I just have some objections and I just wanted to put those in the minutes.

Keith: Your position has come up multiple times and I know you object to us even doing it, because we do have bigger fish to fry, and I do agree – us as the Board do agree, but when this co-mingle initially started, inflation was not an issue, and the project would have cost a lot less than what we’re looking at now. And due to that price increase, the Board can definitely say no to a bid, can definitely say no to the project as well, but it is dependent on the price that comes in. But I feel, and this is a personal opinion, we are using this co-mingle as leverage, and this leverage is going to be that we can show our community that we have x-thousand feet of pipe that needs to be replaced and the current going rate, due to blank, blank and blank contractors is this per foot. And this co-mingle will tell us this, because we’re going to have, hopefully, three to five bids. And if they all come in high, then we say no to the co-mingle, but now we can go back to the public and say with a firm stance, this is what it’s going to cost to

(1) do a co-mingle if we feel that's important, or (2) fix System 1, because this is the cost-per basis. If they look back at us and they go, no, this is too expensive, we don't want to do extra dues, we don't want to do extra time, whatever it may be, well, then we're going to look back at them and go, well, we need volunteers, we need equipment, we need help. There's 150 units in here, there's got to be something we can do.

So this, to me, is a leverage option. Whether we do the co-mingle or not, we need a solid project that people will give us bids on, because we can't go out to the public and go, here, we need the entire System 1 fixed. Everyone is going to look at us and go, that's crazy; that's not going to happen. So what we are doing now is just little pieces of pie, we're going to extrapolate it with data, and that's how we're going to solve these issues.

Barbara Van Ruyckevelt: Well, sure, and I understand what you're going through, because we've faced these issues for years. So I'll still continue what I was going to do, but I don't have to hold you up, because basically I'd like to read my first email into the minutes so there will be context, and then I have three requests and comments after I read that. So you can stay if you want to, or go; it doesn't make any difference.

Ann Cooke: I do not agree to reading in anything at this time. This is for the Board of SLPPOA. If you'd like to submit your email for the record, that would be great, and I would suggest emailing Kristi to do so.

Barbara Van Ruyckevelt: Well, I have sent the email and then –

Ann Cooke: Paul, would you like to then continue? I gather it's already been submitted.

Paul Lisko: As far as I know, it's been submitted.

Barbara Van Ruyckevelt: If it's been submitted in the minutes of my email on January 12th, at 11:34 a.m., then I do have some comments to make, if that's okay.

Ann Cooke: I would suggest not at this time. My time is precious. I made it for this Board meeting, and I'd like to go on.

Barbara Van Ruyckevelt: Well, I requested time in advance with Paul Lisko. I even followed up that I was on the agenda.

Paul Lisko: Right. And what I told you was once we were discussing that, you could bring up whatever you wanted to discuss, but that's not an opportunity to just start, you know, presenting all kinds of stuff. I tend to agree with Ann. We can certainly include your email. I will send that email to Kristi and have her put that in the minutes for this meeting, and you were saying you had three comments. If you want to put those comments in writing and send those to us, send those to either myself or Kristi. I will make sure they get included in the minutes, as well.

Barbara Van Ruyckevelt: Well, so I don't have any time on this meeting after I requested it.

David Stuedell: I'm just curious about this. Would something that's not actually discussed, how would you put the email in the minutes if it wasn't discussed in the meeting. Is that really appropriate? I mean, regardless of whether we allow it or not, is that appropriate to put something in the minutes that wasn't discussed?

Ann Cooke: It isn't in the minutes. It's just an addendum to it.

Cindy Hines: That's correct; it's not a problem.

Barbara Van Ruyckevelt: Okay, since there's a big deal about everything, I'll put everything in writing, because I have an official request that I wanted to make for the members list for my letter that's going to go to them regarding the co-mingle project. Would I send that to Paul again? Can I trust you, Paul?

Paul Lisko: I certainly hope so. If you don't feel you can trust me, then I guess you could send it to somebody else that you do.

Barbara Van Ruyckeveld: Well, I requested to be on this agenda and it didn't happen, so I'm just making sure it's the right person.

Paul Lisko: It's happening right now.

Barbara Van Ruyckeveld: Okay, thank you very much, you will get a request. Thank you.

Paul Rightley: Keith, that was a great report. (Short discussion about new daughter and more congratulations from the members).

SECRETARY:

Paul Lisko reported Kristi is not here, but she did send him some updates of things that were on her list.

She indicated the welcome packet will be sent to the Board next week to make sure it covers everything. And then, as far as the contact list, she said honestly it's been on the back burner; she had too much going on at work. So I'm sure she will get to it when she can.

One thing I wanted to mention, last meeting we talked about taking our Zoom account and paying another \$50 a year so that there would be a transcription from the Cloud recording. Again, I checked into that and you have to have a minimum of ten licenses; right now, we have one license. The cost would be \$199 times ten or \$1990. I signed up for a ten-day trial with otter.ai, because it only costs \$100 a year and they are going to transcribe a meeting, then I will have Kristi review it and see if it's worthwhile. If Kristi finds that this is a good service, I would like to entertain a motion that we pay the \$100 after the free 10-day trial is up.

Keith Rigney: Paul, would we want to wait on actually approving this until we get word from Kristi on how good a job they did or not?

Paul Lisko: No, I don't want to wait. I mean, I'm going to hear from her; she's going to let me know. We have a free trial for ten days. So that's going to end, you know, in the middle of February and so it's 100 bucks, it's not much, and I want to make sure if she's okay with it, that I have the okay to spend the \$100 to get this. I mean, it's not a big pull here. On the other hand, if she reviews it and says I don't want this, then I won't spend the money.

Ann Cooke moved that this transcription service and the \$100 be approved on the written approval of Kristi. Cindy Hines seconded the motion; motion carried.

TREASURER:

Paul read the treasurer's report from Jeremy Oepping, dated February 8, 2022:

- The balance in accounts as of January 31, 2022 is as follows:
 - Operating Account: \$177,781.59
 - Reserve Account: \$128,716.08

- As of January 31, we have 47 delinquent accounts totaling \$49,002.03. This is an increase of \$43,110.44 from last month. Annual assessments were officially due at the end of January, so I figure some of that must be for folks who are delaying payment for their annual dues. A reminder, late fees and interest do not start until April 1st, but are retro back to January 31st. Five accounts are over 90 days for a total of \$5,812.07, which is the same as last month.

- The January amount of \$666.67 was transferred to Reserves during the month.

- There were two changes in property ownership in January. We welcome:

- Scott C. DeWitt and Amber E. Gaston, 170 Aspen Grove
- Sheryl Pounds, 1341 Los Griegos Road

Jeremy submitted documents and design to the webmaster for an updated financials website in early January, and that has not been done yet. Right now, it's not user-friendly; the site needs a complete rework. It does not allow Jeremy to simply upload documents himself. Mike, our webmaster, mentioned multiple times that he is not interested in doing that rework of the website to accommodate what Jeremy is trying to do with the financials. So, point for discussion, can we put out a call for a new webmaster to review design and possibly get this done?

Does anybody have any suggestions on that, on who we might be able to contact to get that done?

Paul Rightley: Paul, I would –

David Stuedell: Just a quick comment. It really isn't exactly on subject, but you know, the cost that we're paying for the current website is very small. There's a good chance with this redesign it will be a considerable amount of money, just because of inflation and all that, so just keep that in mind, but that's all I have to say.

Paul Rightley: So, can I make a statement. I think your point is really on target there, David, and I would say, you know, the site is working. What part of the site isn't working would be my question? What do we need to solve, what do we need to fix, to try to go to another solution, because for me, it is actually working, but that doesn't mean it's working for everyone. What do you think, Paul?

Paul Lisko: What I'm reporting here is what Jeremy reported to me, is that he's trying to get our financial documents updated to the website and make them more transparent for membership to take a look at and that's not happening. In order for it to happen there has to be a different design put into place, and so the webmaster is not interested in doing that. So that's basically what it gets to, and it's a matter of making those financial documents – because Jeremy has been talking about this for a couple of months now, about making those more accessible to membership, but if we

have a webmaster that's not willing to do the work on helping him get that, then we're kind of stuck.

Paul Rightley: Paul, I fully respect Jeremy and our webmaster, and so I'm curious maybe you'd want me to look into this. Is there a legal requirement to have the financial information updated as Jeremy wants? So what are the legal ramifications and then what are the financial ramifications for the Association.

Paul Lisko: No, there's no legal requirement to have that; but, again, in the interest of transparency, that's why he wants to do it, and I agree with him, I think it's really good to make that stuff accessible to membership, rather than have them try to fish around, trying to find it, have it all in one place and anybody who wants to see it can see it. So, again, there's no legal requirement, but it's just a matter of convenience.

Paul Rightley: So, I agree with you, Paul, that is a great idea, but according to what you've just said, it's going to cost money, and now you ask the membership, are you willing to spend more of your dollars for our homeowners association to provide you this information or not. That is a question some people may answer one way or the other. That's all I'm saying. I'm not trying to say yea or nay, but we have a pretty good system, it's working now. I'd love to make it better, but if the webmaster says no, then maybe – I don't know, what are the other options, and I haven't heard any of those. So thank you.

Mary Moore: Paul, I'd like to weigh in, it's Mary.

Paul Lisko: Go ahead, Mary.

Mary Moore: I'm just saying transparency should be a goal and, as a member, I would certainly appreciate an easy-access website.

Paul Lisko: How do we get there? That's the thing; right, how do we get there? Does anybody have any ideas? Does anybody know anybody that can handle this? I mean, I agree with David, I don't want to increase the cost of our website; but, again, our current webmaster isn't interested in doing this work, or this rework of the website to include these financial documents on there, but I think it's important that we do that. So, does anybody know of anybody that can just take on that particular task to get it done?

Suzanne Star: Paul, this is Suzanne. The website actually has a finance page, and it has a table where we used to post our end of year reviews, our audits. I don't see there's any reason why they can't just post the financials every month on that page. And to that thought as well, is that the financials for December right now are posted under the January 22 minutes. The minutes aren't there, but the December financial is there. So it got posted, but it's in a place where nobody will find it. But I'm just suggesting, just take the finance page and put more stuff on it. That doesn't take that much, and he doesn't have to do a redesign and all that fancy stuff. Just one suggestion.

Paul Lisko: Jeremy is not here, so I'm just carrying this water for him. I'm not knowledgeable about this; but, again, the reason why this is bold on the agenda is the way he presented it to me. So I'm not privy to all the ins and outs of how this design should take place. You're saying that the financials are posted there already – great. But apparently Jeremy is interested in getting something else as far as a design. So, unless he's here to kind of address this, I'm kind of shooting in the dark. I don't really have all of what he wants done on this, so I think at this point we'll table it and wait until he comes back next month to address it more fully. That's my opinion anyway.

Moving on, Jeremy mentioned he sent an email to Kristi and Cindy on January 30th, asking if they had any other concerns with discontinuing Quick Books and moving management and maintenance of our monthly member phone list and documented water and endpoint serial numbers to HOAMCO. I got a comment from Kristi where she said she's fine with moving on from the antiquated software and letting HOAMCO handle it. So she has no objection to that. Cindy, do you have any objection to that?

Cindy Hines: I do not have any objection. I think that's a great idea and we should move forward.

Paul Lisko: All right. Then I'll just tell him to move forward with that.

And then he wanted me to mention again about the water conservation fee mixup. I think we covered this once before. It has to do with the mixup by the State in 2018. It's completely resolved now. The Association is current on its fee and has a credit balance of \$86.27 with the State and, depending on time, Jeremy may request a check or leave it to apply to July's fees.

And that concludes the treasurer's report. Any questions about any of that?

STANDING COMMITTEE REPORTS:

Water:

John Hines reported:

January was a tough month. If everyone remembers, we had a power outage for three days and so we maintained our water, but our tanks actually emptied, and then when power did come back on, we had a tripped relay. So I replaced that relay, and then I had to replace the batteries in the Levelcon because the sending units kept trying to send information, but we didn't have any power, so I had to change all that out. Then the Forest 10 well quit working again just towards the end of the month and I ended up having to reset the Levelcon sending unit, and I rewired the time clock and cleaned up a lot of the electrical parts that were antiquated and not in use anymore. So I got that all straightened out and it's easier to see what's going on now.

I did weekly well and pump inspections.

I had a red light flash February 3rd, which wasn't actually for January, but it's close enough. For some reason the booster pump kicked out, but I reset it and it's been running fine ever since.

I completed my State operator exam and passed with flying colors, so I am now a licensed New Mexico water operator. (Congratulations from the Board members)

I got ahold of Pacific Meters and I scheduled for Thursday for them to come up and look at our totalizing meters to see what they have to do to recalibrate those.

As far as the wells go:

System 1:

- Pumped 589,000 gallons, which was down from last month
- Used: 245,606 gallons
- Average Household Usage; 132 gallons per day (which was up considerably from December)
- Lost: 343,695 gallons; leakage rate of 58%
- Leak Flags – 8 (in the previous month we had 12)
- Users over 7,000 gallons – eight, which was down considerably from December. I assume a lot of that had to do with people being in town and having company and baking and everything.

System 2:

- Pumped 185,270 gallons, which was down from December
- Used: 113,528 gallons.
- Average Household Usage: 60 gallons
- Lost: 71,000 gallons; leakage rate of 39%
- Leak Flags – 4, all being repeats
- Users over 7,000 gallons – None

Both System 1 and 2 are in compliance: System 1, Total Coliform, Absent; Total E. Coli, Absent; Disinfection Residual 0.13 mg/l
System 2, Total Coliform, Absent; Total E. Coli, Absent; Disinfection Residual 0.18 mg/l

Paul Lisko: John, the only thing I didn't hear was an explanation on why some meter reading usage numbers doubled last month.

John: What happened was, when Mark Stanley left, he took a program with him that we did the anonymous report on. So I've been having to manually transfer everything off of the confidential report. I had a friend come over and he made a macro, so now I don't have to physically

transport each one of them, it automatically puts it from one over to the other. And, for some reason, not on all of them, but on some things it doubled the amount. When I was notified of it, I did catch it and I did send the updated one or the correct one to Mike, so the correct one was posted on the website. I'm trying to figure out why it did that. This month I did it all manually again, just because I was scared to death that it was going to double it again. So that's where we're at.

Also there were seven meters that were not read because of snow and I couldn't get a read on them. You will remember we had a significant snowfall around the first of January. If we were billing for water, I would definitely go get those correct reads, but since we're not billing and it was only seven meters, I did not go locate those meters and dig them up just to get a read on them. So, if someone feels differently about that, I guess I can go dig them up, but right now I don't feel it's a necessity. It does skew our numbers a little bit, but it's only seven meters, so I don't think it skews them that much.

Mary Moore: I have a question. John, we were gone over the New Year's holiday, so if I understood you right, you said the power was out for three days?

John: It was two days almost.

Mary Moore: Okay, we were just wondering, because when we leave the house, we need to prepare for that kind of thing, so that's quite amazing. Okay, thank you.

David Stuedell: I have a comment. When the power is out – you know, this isn't directly to water, but when the power is out for more than, say, 24 hours, I think some kind of notice should go out, because that can affect people in many ways. They won't have heat and who knows what will happen, and all kinds of stuff. I'm just wondering if we could set up some kind of notice if power goes out for – what do you think?

John: Dave, how do you propose you send out a notice if we have no power?

David Stuedell: Well, we have cell phones; post something on the Facebook site or something. I just think –

John: We could post it after the fact when the power comes back on. When the power is out, there's no way we have any access to Facebook or emails or anything.

David Stuedell: Well, yeah, you do. Verizon's power is not out; is it?

John: Yeah, but I don't have cell service right now when the power is on, so I don't know how many people are in that boat, same as me.

Ann Cooke: I have a simple solution. If people are interested in knowing what's going on up here, they should talk to their neighbors and ask their neighbors to notify them if something strange occurs.

Cindy Hines: Ann, that's a great idea. We had neighbors for a while who lived in Albuquerque and they just asked us. They said, if something weird happens, like the power goes out for a long time, call us and let us know and then we'll come up and check on things or, you know, we would go over and check on it for them. So that's a great idea.

Paul Lisko: Anything further for John? (No response). David, you're up for roads. Go ahead.

Roads:

David Stuedell reported:

We got our sander in. Jonathan has been sanding the roads. I hear it's been working well. I'll continue to follow up with him, but any comments or concerns with the sanding and the sander? We paid, I think, \$6,000 for the sander. Our other sander had come to the end of its life. It was an old version. It's a new sander and it's an electrical sander; it doesn't use a gas

engine, so I think we've made a big step forward into the future on sanding. Any comments on sanders?

Paul Rightley: I got to my house yesterday just fine; thank you, David. We are lucky to have Jonathan.

Paul Lisko: One comment I wanted to make on that, and this was something we can think about maybe in the spring and summer. I happened to be at the firehouse when Jonathan pulled up with his family members to load cinders into the sander, and he and the family member, they couldn't even use the little front-end loader that they had on their tractor, because they couldn't reach it up high enough to dump it into the box of the sander. And so, what they were having to do was load that thing with shovels by hand. And I thought, man, that's some labor-intensive stuff there. So one of the things I'd like to suggest and, David, maybe you can keep this on the back burner for the spring or summer, is if we can get kind of an area below where those cinders are at, so that he can pull the truck in there, so it's lower than the cinder pile and then he'll have an easier time loading that with the front-end loader from his tractor. Because he's doing a great job and I don't want to see him get frustrated having to load all that stuff by hand. So just a comment.

David: Okay, that's a good comment. I'll talk to Jonathan about that and we'll try to figure out a method, either build a ramp or dig a hole or something of that sort. Yeah, that's a good point.

And then the next thing is, you know, we've had several complaints about the berms being – when you plow, you get a berm in front of your driveway, especially in certain spots it's worse than others. We've addressed this with Jonathan and he's done some research. According to his research, there is no easy solution. My only thought on this one is that, obviously, he could clear the berm. Either we just do it kind of pro bono for a few people who complain or we set up a charge, you know, say \$20 or something and then he collects that money for the extra work that he does clearing the berm. Let me open this up to discussion.

Ann Cooke: I would suggest that there are – I know someone, Mark, who will plow our driveway. Why don't you get a list of people that they can hire to clear that if they so wish. I did not appreciate the complaining with regard to this the last time, because I so much appreciate being able just to

get out on the roads. I appreciate having the roads plowed, and I understand that sometimes things will be blocked. That's the price of living up here, and find people to come and clear it out for you, but I don't think it's the Board's -- or the Association should get in the business of doing pro bono work or to pay for people's convenience here. We're getting it 90 percent done, the last 10 percent, it's like plowing your driveway. I'm done with that.

Paul Rightley: I would make a point, Ann, that on Thompson Ridge, which is sort of a sister organization, much smaller, but they have a whole separate thing, they bill people differently if they get their driveways plowed by the plowers. I've had property I've been dealing with for 30 years up there, and sometimes we pay for it and sometimes we don't. Yesterday I could not get into that property, but that was because I didn't ask them to plow it. So, no, I understand. It is definitely the roads need to be plowed, but not everyone's driveway.

David: All right, those are two comments. My thinking is see how it goes. I know Suzanne, who is on the call, she had concerns about the berm. Barbara had concerns about the berm and called our plower bad names, which didn't make me happy. So let me come back next meeting and see if we have a solution. As far as other people plowing, I mean, obviously, our plower cannot clear the berm on everyone's driveway; it's not fair to him. He can try lifting the blade when he gets by a driveway or something. And so, there's things, like everyone else said, I get out there with my snow blower and I just blow it away. If you don't do it right away, it does freeze up. So, I can sort of understand concerns, but like everyone else said, we live up here, we have to deal with some issues that other people don't have to. So, unless we have a clear solution, I guess for now we'll play it by ear and I'll look into other solutions and I'll see what Jonathan wants to charge to clear someone's berm and stuff like that.

Ann Cooke: And, David, personally I think he's doing -- he's not trying to block anyone in. This isn't malicious. It's just a matter of what occurs. I would put a caution, just as a general good policy, that if he's paid extra to clear the front of somebody's driveway, if you will, it can start looking like he blocked them on purpose in order to get this extra charge. I'm not saying that that occurs, I'm just saying the perception starts being there. Maybe there are other people that would like to make \$20 clearing

something in a heavy storm. I noticed that this happens more predominately when we've got a large snowfall than when we don't; right?

David: Right. Paul do you have any opinion on this?

Paul Lisko: I'm pretty much leaving it to you, David, to work with Jonathan and see what you guys can come up with and we'll address it next time with any kind of practical solution you may come up with, with regard to clearing driveways of berms that are left behind from this plowing. I think there's been a lot of good suggestions made out there. There's probably some kids out there that you can hire for next to nothing, if you have a driveway there, to come over and clear it out for you. I think you guys have covered the gamut.

David: All rightly. I guess Suzanne was mentioning something about putting flags on the – Suzanne, you said something about putting flags on the place where your water meter is. Do you want to address that?

Suzanne Star: No. The only thing that I'd like to just recommend, and we've talked about this before in the early times when we had the meters installed, is that the meters get buried. Sometimes the snow plower doesn't even know where they are at. So, to keep them from getting crushed or getting damaged, it might be wise for us to think maybe next year to go ahead and flag them so that especially the snow plowing doesn't run into them or pile snow so high that John's got to go out with a shovel and start shoveling them off. There's no reason for that. The snow has to go somewhere, I know, but it doesn't have to go over the meter cans. And, at some point, as John suggested, too much snow on a meter can and the meter won't read anymore. So that's not John's responsibility to go out and start digging out the meter cans. This is just a suggestion, we talked about it before and we were going to do it before. In fact, I think a couple of years ago we did flag many of the meters, but I don't know what ever happened to that.

Paul Lisko: I have two comments to make on that, Suzanne. First of all, I've seen a number of – there's like these orange rods, orange and white rods that are near a lot of the meter cans, so they actually don't get plowed under. I've got one at mine, and I've seen my neighbors have them sticking up as well.

And the other thing, as far as not being able to read the meters, like John Hines said that there were seven of them that couldn't be read, but are we assuming that it's because they got snow plowed on them, or they just got buried by the snowfall and had nothing to do with the plower?

Suzanne Star: I would think the only way you're going to know that is to have John take a look at these meter cans and determine whether, number one, the meters just aren't reading, or why they're not reading, and then he can maybe report back, but while we have a big snow – I have snow over mine too. Jonathan did go ahead and pile about a foot and a half over mine, and you can still read mine, but if it gets too heavy and gets too icy, you might not be able to read it. So I think John would be the best one to just kind of check this out and decide whether or not it's a problem. I mean, yes, you're going to have a snowfall, and you're going to have snow buildup on your meter cans, that's obvious. But anything added to that may not be able to get the reading through, the transmission through, and that's not John's job to go out there and dig meter cans out to get the readings.

Paul Lisko: No, it's not. And, again, I think most of the meter cans are flagged, not with actual flagging, but with those rods that are sticking up next to them. I've seen those rods all over the place. Do you not have one at your meter can?

Suzanne Star: No, I don't, but maybe what you're saying is that they did flag them years ago when we talked about it. I just didn't know if they did or not, because I've never seen them, but no, I don't have one, but my meter can was also one of the ones that was put in long after most of the other meters were in. So maybe that's – you could just go around and find out, or if you have a place where we can get some more of those rods, I'll put one up where I am, too, because I think it's important that he knows where the meter can is, where the stand pipe is, and not too much snow gets piled up in that area. There are other areas around my house he can pile the snow up. He doesn't have to pile it up over the meter. So that's a good idea. If you tell me where there might be a rod, and maybe some people who don't have rods on their meters, maybe we need to explore that and put those in.

Ann Cooke: Suzanne, you go down to Ace Hardware and you get a fence or I believe it's a fence or whatever, post or whatever, and you pound it in the ground by your can.

Suzanne Star: Well, I'm not going to do it right now.

Ann Cooke: No, it's obvious not now. Just go down and get one of those. I think they're all of what, five bucks, ten bucks.

Paul Lisko: About three bucks.

John Hines: Could I jump in? This is John.

David: What they have, and on, I think, a better note on that, if we were just going to allow other people to buy their flags, is that they sell fiberglass flags for bikes at Metzger's. I got one there, and it has a flag and it's fiberglass and it's just a rod. We might want to buy ten of them as a Board and have them just in the shed for people or areas that are an issue.

Paul Lisko: That's a good idea. John, what were you going to say?

John Hines: First up, I want to make sure that everybody knows that the meter cans that have snow on them isn't necessarily because Jonathan plowed it on them. A lot of our meters are off the side of the road where Jonathan couldn't reach them, but the homeowner, himself, has plowed snow from his driveway and pushed it on top of the meter. Besides that, every meter has got a standpipe by it, where there's a valve in it, and we had one down on Forest Road 10 that the standpipe got hit with the snow and then it froze, and we had to thaw it out so he could get water again. So, it's not just the meter that needs to be protected, it's the standpipe also.

Paul Lisko: John, is there some way you can find where these fiberglass rods that we've been talking about are, maybe purchase a bundle of them and just have them there in the storage shed, so that when the spring thaw comes, if people don't have one to mark their meter can and standpipe, we can get them one?

John Hines: Yeah, I can do that, but I would venture to guess that 50 percent of them aren't marked. So I would say there's probably more than 75 meters that don't have any markings on them, but I can look into it.

Paul Lisko: Well, let's just start out and get a bundle of them, a dozen, twenty, whatever there is, and we can advertise that we have these available, maybe in the spring newsletter, so people can go out there and get one and mark their standpipe and their meter can.

Mary Moore: Paul, I have one last thing to say about that. It would be a great idea to mark all the meters. I've been on a couple of volunteer things where we were looking for leaks, and part of the process was to turn all of the meters off, and it's really not straightforward to find everybody's meter. It would be great if they were marked. It would really make that process, if we ever do it again, it would make it much, much easier.

Paul Lisko: Okay. That's another reason to get them, but let's start out with a small bundle and say that they're available and give them to homeowners and have them put them in the ground next to their standpipe or meter can.

Mary Moore: The only other thing I would say, interestingly, about that is I can think of at least two meters that are actually inside people's private property. In other words, they're not on the easement, they're in people's yards. So that might be a little tricky in a couple of cases, but anyway, it would still be very helpful if they were marked.

Paul Lisko: And we're giving them to the homeowners, so it's not like somebody is going to come out with a shotgun and shoot me because I'm coming across their property with a four-foot-long fiberglass rod. We'll make them available and if they want them, they can come and get them and put them next to the standpipe.

Legal:

Paul Rightley reported:

With regard to the status of the vacation rental permit for 66 Ashley Lane. On January 11th, I sent a letter, to that individual saying, hey, you have until February 28th to respond. When I sent it on the 11th, I was going through certain emotional issues, but I figured, looking at what is required in that document, that I didn't want to just send it with a two-week deadline. I figured I would send it with a deadline that was at the end of the next month.

Paul Lisko: Did you get a response from them or not?

Paul Rightley: I have not received a response. I do not know who checks the mail for the Association to see if they got a response. So I don't know if there has been a response.

Paul Lisko: Well, Jeremy is not here. He's the one who checks the mail, so we will have to follow up with him. But here's something to consider. If the guy just kind of blows you off and doesn't bother to respond, I've had one person within the subdivision that had a vacation rental property and decided that they just weren't going to comment and continued to do what they were doing. Well, one of the interesting things about that is if you find out who they have got it listed with, whether it's Airbnb or Vrbo, the next step is to send a letter saying, we will be notifying them that you are not in compliance with the regulations of the homeowners association, and that usually gets their attention. So I've had to do that once, but let's wait and see if he comes through.

Paul Rightley: Sure. You can suggest that I don't give him as much time. I like that. I mean, I get it now with what you just said. So it makes sense. Let's see what happens at the end of the month and then maybe we'll send such a message.

The other problem is the dog breeding organization on Mesa Verde, and we have said that's a moot issue now that, according to their website, they are not going to be doing it anymore. So they sent a response. I'm going to respond to that response saying the Board considers it moot, because that's what they're saying. I'm going to ask them to please acknowledge that they are not going to make this a business anymore, and then we are going to be done with that. And that is my report.

Firewise:

Ann Cooke reported:

Everyone who asked me to keep them in the loop with regard to the grant have been pointed in the direction of the grant. I have had no contact with Chris Romo. He is doing his triage, and I assume he will let me know if there's anything we need to know about it.

I have been in contact with Southwest Fire Defense, and when they come out here, they will notify me and we will walk the Black Bear Park, hopefully

not under three feet of snow, and I will get an estimate for the further thinning of all the seedlings in that particular park. That ends my report.

Architectural:

Paul Lisko: Josh Toennis is not here, but he did report to me that there were no new architectural requests received in January.

Parks:

Cindy Hines reported:

As far as parks go, we still need to burn out the stump that had the wasp nest in it last fall. So John said he would work on that. He'll let Lee Taylor know that we're going to be doing that, and we'll send something out to the neighborhood, so when they see smoke, they'll know what we're doing.

Road identification: The one thing I want to do while it's winter months is see if we can find a source to get the unistrut posts and purchase some of those, because the sign company no longer sold those. I may have told you that before. And what they did sell were much more robust posts, that's kind of a square-shaped metal post, and they were \$60 apiece, so we said no thank you, and we'll just see if we can find the unistrut for places where we don't currently have posts. We'll get that ordered and in, so that when the weather turns nice again, then we can work on getting some of those put it.

Newsletter: I think maybe I'll wait until March, if that sounds okay, unless there is something that you feel like needs to go out right away. I took notes on the things we talked about tonight, as far as marking the meter cans and all that, and we'll make sure that gets in there.

Working with Kristi on the welcome packets: I will still complete a page about the water system and how you check your own usage and all of that, and that will be a nice addition, I think, to the welcome packet. That's all I have unless people have questions.

OLD BUSINESS: None.

NEW BUSINESS:

Paul Lisko stated new business is establishment of a water management team. We had an initial effort and discussion, which occurred February 5th at the Firehouse. Present for that meeting was myself, Suzanne Star, John Hines and Harold Corn. I sent a statement – I attached a statement to the zoom invitation. It's basically laying out that we have changes coming to the water system. We would like to get people involved to serve on a water management team. Now, this is separate from the water committee, and we'll talk about that a little bit later. The water committee was the one that was going to try to develop a rate billing structure that we could share with membership and see if they wanted to go with that.

What the management team is doing, it's going to be an auxiliary arm of the Board that will make recommendations on managerial, financial and technical management of our water systems. So we want to try to recruit people to be on this management team. They're independent of the Board to the point where they will develop recommendations to bring back to the Board. Right now, John Hines is on that, and I think Keith Rigney had expressed an interest in working on that, and I hope he still will do that. If there's other members of the Board that want to join, that's fine. We cannot have more than five members of the Board that will work on this management team, because if we do, then that will constitute a quorum and it will have to be a Board meeting. So we don't want to go past more than four members on the team. We also want to encourage other people from the community to get involved with this. So if you know of anybody who might be interested in participating in this, now is the chance. If you want to get involved and have a say-so about what's happening with water, and the direction that we're going to take with this, now is the chance for people to get involved with that.

Does anybody have any issues with the draft statement, because I want to put it in the newsletter and also post it on the Facebook page. The one thing that's lacking in there is who should be contacted if there are members of the community that want to get involved with this management team. So I will open the floor for discussion at this point.

Cindy Hines: Paul, I think there should be some kind of application process for people who are interested in being on the team. Does that make sense? And we could come up with a list of what we want to know and

they can put it in letter form or we can put it in a PDF that's fillable, where we ask certain questions, that sort of thing.

Paul Lisko: Is there a form you have in mind or are we going to have to draft one?

Cindy Hines: We can draft one. It can be pretty simple, and I'm happy to do it. I'll just need to talk to the members of the team, but we're getting ready to decide who is going to be on this management team, and I just think that might be a good way to go about it, to get people's interest first and then look at who it is and have a review process and then invite people to be on the committee, team, whatever.

Ann Cooke: Cindy, if you do do this application, which I think is a very good idea, as you make the form, think about the criteria that you would be judging them by, as who gets in, who does not; i.e., you've paid all your association dues is an example versus those who are in arrears. I don't mean that has to be a criteria, I'm just using it as an example. But also, especially with regard to the water, this is something more in a personal concern. I understand there are individuals who are chronic overusers, in which case I don't know if you would want to have them on this particular committee.

Cindy Hines: I agree, and any of those things that you think would be good to include, either call me or email me, or something. I would love to have the ideas to include, and then we'll send all of the ideas out to the full Board or we'll talk about it at an upcoming meeting.

Paul Lisko: Ann, I think those are two excellent criteria to include in there. I agree with that, because if you have someone who chronically uses 20,000 gallons a month, then they're going into that with their own agenda and not with the agenda of working on a team effort. So I think those are great suggestions. Cindy, is it okay then, for the contact, that I put your name, your email address down there?

Cindy Hines: Yeah, go ahead and do that; please use the Parks1 @SLPPOA, rather than my personal one.

Paul Lisko: In the meantime, let's see who we get to sign up for this. We can work on an application and present it at the March meeting.

Do any of the Board members object to the way that this statement is written? Is there any issue with it that you don't like and want to have revised? (Paul read the statement) Do you have an objection to putting it in the March newsletter and posting it on the Facebook page? That's all I have for that.

ACTION ITEMS:

Paul Lisko: First up is Ann on the progress of the committee to develop the water rate billing structure with RCAC's help.

John Hines: Paul, this is John and I'm going to speak towards that, instead of Ann tonight. Ann and I met the other day for a couple of hours and we hashed out a bunch of issues. Ann has done this stellar work on this, working with Joe from RCAC. Basically, with Ann's input and my input, I'm writing up three options that we've come up with for this, and then I'm going to send it to Paul Rightley, who is also on this rate study committee, to get his approval. As soon as I get that, then I'm going to present it to the Water Board for their two cents' worth. Once that happens, the rate study committee is pretty well done. That's where we're at right now.

Paul Rightley: I will say, thank you, John and Ann, for all the work you are doing. I will review it as soon as I get it.

Paul Lisko: The whole intent of doing this was so that whatever option the Water Management Team wants to go with, we can present this to membership to say, here's what we have in mind, in terms of a water rate billing structure. Will a member be able to plug in their water usage numbers from last month or the month before and get a handle on what it may cost them on a monthly basis?

John Hines: Yes.

Paul Lisko: That's exactly where we need to go with this. Can you present it to the Team on the 19th?

John Hines: I'm not going to be here on the 19th, so it's going to be difficult for me to present it. I think, unless we run into some hiccups, we can have it ready to be presented to you by the 19th, it's just I won't be there to be able to do it.

Paul Lisko: It's not to me; it's to the Water Management Team. Thank you all for the work you're doing on that.

Mary Moore: I'm a little confused on who the water committee is, what are you speaking of, Paul?

Paul Lisko: The water committee was assigned a couple of months ago. It's comprised of Ann Cooke, John Hines and Paul Rightley. They were assigned to work with Joe Valdez and people who work with him on the Rural Community Assistance Corporation, to develop a sample water rate billing structure. What we are working toward is taking water away from the annual assessment and going to a monthly billing system. Right now your annual assessment is about \$1000 a year. And so, what we're looking to do, is whatever the cost of water is on that, let's say it's \$400, we'll take that \$400 out of there and the annual assessment will be \$600, and members will be getting billed on a monthly basis for the water that they use, based upon the algorithm that the water committee comes up with. There's nothing set in stone about it. We will have a special meeting to vote on either remaining as is or going to a monthly billing system.

Mary Moore: Thanks, Paul. I understand it's just those three people working with the RCAC.

Paul Lisko: Next, I want to talk a little bit about delivery and installation of the Intel water tanks to SLP Fire Station 52 for fire suppression. I'm going to give you a chronology here. I sent an email to Theresa Greeno, the Sandoval County Emergency Manager on January 11. I didn't hear anything and followed up again eight days later. She replied on January 25 and said she'd set up a meeting. Then I received an email and she wants to set up a meeting on Monday, February 21st, down at the Fire Marshal's

office, so I'm planning on attending that in person to discuss further on getting these tanks up here.

I've lived in this community since 2014 and there's been three separate attempts to get these water tanks up here. Lee Taylor, the La Cueva Chief indicated he wanted at least 30,000 gallons for structure fires up here, which will help our ISO rating. Intel is decommissioning the tanks, taking them down, none of that costs us anything, and then Taylor is getting approval from Sandoval Fire to trailer transport these – or probably Public Works to trailer transport these tanks to SLP. Then the only thing we need to come up with is a crane to unload them. But the other thing I thought of from a tactical perspective is how are they going to get across the little bridge by the Rio Vallecitos drainage. That's just a small, concrete bridge, and I'm not sure it has the capacity to actually hold a big tractor-trailer hauling a tank like that, let alone a crane. I put a request in to the New Mexico National Guard for help with the bridge and getting a crane.

Sent an email to the Fire Adapted people to request a grant to see how they might be able to assist us with this, in terms of setting up the tanks and plumbing them. Also, to see what might be available to straighten out that really sharp turn from High Road to Forest Road 4A to make that alternate evacuation route more accessible. I heard back from Gabe and he said they really don't have the money for those tanks, but I'm going to pursue that a little bit more. He wasn't really sure about funding for straightening out that 90 degree turn uphill onto Forest Road 4A, but I'm going to talk with him more about that.

The next regular board meeting is scheduled for Tuesday, March 8, 2022 at 1830 hours.

Paul Rightley moved to adjourn the meeting; Cindy Hines seconded, motion carried and meeting adjourned at 8:26 p.m.