

October Board Meeting

Tuesday, October 3, 2023

Call to Order 6:37PM

Attendees

Scott, Ann, Suzanne, Barbara, Donna, Farita, Daniel, Angela

Mary Moore - guest

Sumner Dean - guest

Dave Stuedell

Scott makes motion to approve agenda. Seconded. Approved.

Mary raises issue with not rewarding volunteers.

Anne makes a motion to pay Mary \$50/month's minutes (a summarized set)

Suzanne seconds, all approve. Motion passes.

Farita will send meeting minutes to board1@slppoa.org

Scott, President -

HOAMCO is supposed to update state of NM's records of SLPPOA

Sumner -

- What's the leak rate?

- Daniel reports 19% leak rate for both water systems
- Star says 36% leak rate on Sys 1, -6% leak rate
- Sumner: So we don't know the actual leak rate? Claims most people will not support water billing because it's collecting too much funds, without prioritized projects (list of first, second, third priorities). Claims that people will support priorities set by board for one specific project at a time.

Ann, VP -

- Ann makes a motion to submit proposed policy for overuse of water. Scott seconds.
- Mary: 4-5 years ago, we tried excessive use policy before but barely didn't make it. We didn't think it was allowed by by-laws.
- Ann cites 4 clauses from by-laws which allows such an assessment.
- SLPPOA owns .25-.26 water rights, all of which are unproven (not perfected / capped on amount of water) 59 acre fee (10K gallons / lot / month)
- Board approves 5/8 that 6K is quota
- Is 10% of association dues penalty good? Yes
- Mary thinks this requires a by-law change. Worthwhile to get it checked by a lawyer.
- Leaks - 60 days, expandable to 90 days
- Penalties cannot be enforced but can be non-uniform. Assessment must be uniform but can be enforced.
- Ann sees membership vote as legal insurance.
- This needs a separate meeting just for this.
- Ann needs to check enforcement correctly.
- Vote should not go out before the answer on water billing (28th)
- Donna makes amendment to motion - Let's table this until April 2024. Everyone approves.

- Didn't have time to contact FS Ranger. Cheryl Sowder is volunteering to help fill out forms for claiming money from Cerro Pelado Fire

Dave Stuedell - There's an NM regulation that each person is allowed 6,900 gallons. Need to check on those kind of regulations for any excessive use policy.

Farita - Secretary

- Farita will send all minutes to board1@slppoa.org right after this
- Budget goes out with last newsletter
 - Newsletters should inform of all results of all votes
 - Suzanne will get all printed and sent out to membership
 - Barbara suggests having more newsletters
 - Maybe ask members what they'd like to see in the newsletters
 - Farita will write up and send newsletter starting from Nov
- ★ Farita will check on the secretary machine for the HOA Law certification form to send to all new members to sign

Suzanne - Treasurer

- No report until the 5th

Scott - Thanks everyone for hard work on sending out water billing vote and cover letter.



Hot Topics

- Sys 2 exposed line on Aspen - Board needs to approve
 - Bids from Raue - 20K for Calypso (water and roads), 4.5K for meadow line

- Scott makes a motion to approve the line burial for 6K (gabion, meadow), Ann seconds. Motion passes.
- Discussion on Calypso -
 - Suzanne says it is possible to fund this if we dip into the reserves
- Scott makes motion to approve “Connect the existing new watermain...” up to 5K. Donna seconds. Motion passes.
- Angela makes a motion to fix Calypso line (roads and water) up to 20K. Scott seconds. All in favor. Motion passes.
- Priorities: Sys 2 exposed line, then Calypso, then meadow line
- Water operator training for Daniel? - ask Jemez Springs water operator / NM state for help?
 - Daniel just has to take the test to pass the test.
- Fire hydrant: Harold picked it up. Will get here soon. Ann has invoice for parts.
- Donna - Either 10% HOA dues increase, or interim assessment
- Ann makes motion to increase HOA dues by 10% for 2024. Scott seconds.
 - Farita amends to table this vote and discussion until November.

Daniel - Water

- Daniel did pressure test - Tim Umscheid - 124 psi continuous over 15 min

WMT

- Jack Nyhan is not reading board's responses to his emails
- Draft agenda for Oct 28 meeting and vote
 - 1:30pm - fire bay open for discussion / vote
 - 2PM - Q&A to talk to members
 - 3PM - Count votes if quorum (3 neutral people)

Dave - Roads

- Need snow removal
- 2 truckloads of cinders - 26 tons
- Angela wants to order the tarp (20x20 for 500), but hold off on shed - and then try work party
 - Dave - tarp is hard to deal with / keep maintained
- Angela makes a motion to get the tarp. Ann seconds. Motion passes.
- Cinders will be delivered Thursday morning
 - Might have to pay with credit card again.
 - Star - But they're set up with HOAMCO - gets invoice from Dave - will send to HOAMCO ASAP
- Dave makes motion to approve \$1700 for cinders. Ann seconds. All approves. Motion passes.
- Donna - do we still pay fixed price for winter snow removal ? 15K / year - Jonathan Morris (2 year contract)
- Typically we need 7 plowings per year, but we pay the same per year no matter what
- Roads budget doesn't include snow removal
- Dave - Cindy purchased a bunch of speed signs and road signs. Suzanne says lets let it sit

Donna - Architectural

- One new request for greenhouse on 88 Los Griegos - out for approval
- Likes the Google drive with docs from Josh
- Getting bounce back email on parks1 and architectural1
 - GoDaddy is requiring an update to Microsoft 365 for our Board emails - extra 500.
 - Farita to help set up emails with new system

Legal

- Nothing

Firewise - Ann

- Submitting renewal for firewise status (up in the air). We don't have CWPP for Sandoval County.

Parks

- Nothing

Long Range Planning - Barbara

- Suggests need for reserve study - last one was 2017 - getting quotes
- Scott suggests to write up a proposal, e.g., for the preliminary engineering report and the reserve study
- Angela asking for reports / proposals for project estimates written in water billing proposal
- Record keeping - Dave will look into it and bring his computer to next meeting.
 - We just need a process for uploading and keeping documents - Dave will work with Barbara to take care of it.

New Business

- Rescind \$500 past due lien policy? Suzanne will bring that back in November
- Put OSE excessive use form on newsletter - to discuss in November
- Zoom meeting possibilities - Not for now - we will try to keep time to 8:30PM
- Suzanne will go to lawyer with follow up on 2 residences per lot
- Daniel has SOP from Hines for water operation

- Aztec water line repairs - they put gravel on that road
- Airbnb policy and those in the neighborhood - Donna will send out forms and will check with those that have Airbnbs
- Donna - Sandy asked about drilling her own water well. Others may ask too.
 - Might have to have a policy to sever private water well from backflowing into main system.

Next board meeting - Nov 14, 2023

Adjourned - 8:25PM