

# SLPPOA November Board Meeting

Tuesday, November 14, 2023

Call to order 6:32 PM

Attendees:

Board:

- Scott Dewitt
- Ann Cooke
- Donna Smith
- Suzanne Star
- Barbara Van Ruyckevelt
- Angela Mielke
- Dave Stuedell
- Farita Tasnim
- Daniel Wirth

Guests:

- Paul Lisko
- Mary Moore
- Tim Umscheid

Donna - **motion** to approve agenda up until 8:30PM - passes

Ann - **motion** to approve agenda - passes

Scott - 2 hour time limit

Farita - will incorporate changes on October minutes from board members (will approve next meeting)

Ann makes a **motion** to increase the dues 10% for HOA for 2024. All approve and motion passes.

Farita about newsletter

What to put in? Cleaning of culverts + filling of cinder barrels from Dave, Donna will send electronic suggestions, winterizing faucets - winter prep in general, Suzanne has sent suggestions via email, & that SLPPOA is not affiliated with the FB group, see water projects completed per Harold's document

In 2 weeks Farita will send a draft

Farita will bring new member HOA Law certification form

Suzanne about 2024 budget

Donna suggests to remove 6800 from Reserve Study and put it into Reserves

Dave suggests to consider CD investments, maybe once the reserves go up in 2024

Donna makes a **motion** to accept budget with removing 6800 from Reserve Study - passes

Suzanne about JM Elec Coop \$5400 invoice, an 811 issue

Scott mentions it was due to JM Elec Coop marking their own line incorrectly

John tried to call JM Elec Coop to address it

Ann will try again

Donna suggests getting 811 report for that date to document the line locate

Suzanne - \$105,000 in operating account; reserve has \$68,000

### Hot Topics

1. Angela will send the HOA Law certification form to Farita
2. FEMA application for flooding damage - Cheryl Sowder looked into it - doing so with Jill - Ann doesn't have much hope: They won't reimburse anything already paid. They could also argue they won't help private or association land
3. Fire hydrant parts are in the shed (Harold)
4. Paul - speaking about email from Jack Nyhan being posted on Facebook. Scott & Donna - board doesn't own the FB group, so it's not a board issue. It's a private chat so it has to be taken up with private owners. Scott - will ask group . Ann makes **motion** to put in the newsletter that SLPPOA is not affiliated with the FB group

### Water

1. Suzanne reviewed the benefits of a second water billing vote that included (see attachment). She makes a **motion** to accept a 2nd vote on water billing . Barbara seconds. Discussion begins
  - a. Scott: It's not an education issue. Just putting out the same proposal with different wrapping doesn't make sense.
  - b. Ann makes a point that not voting is not necessarily "Abstain" - it could also be a silent "No"
  - c. Angela makes a point that the vote represents the membership's feedback so we shouldn't go out for a second vote
  - d. Donna - The process for a by-law change is very cumbersome - we shouldn't do it again.
  - e. Scott - We shouldn't waste more money on the process
  - f. Daniel - Also doesn't support it unless there's a dramatic change in the proposal

- g. Angela - Our goal is working water, so let's try a different approach.
  - h. Scott - two biggest issues: 1 - expensive, and 2 - no detailed implementation plan
  - i. Angela - The membership understand that the water system needs fixing, but don't want water billing
  - j. Ann - The solution for fixing the water system should be split out into one decision at a time
  - k. Membership:
    - i. Tim Umscheid - suggests water billing capped at 2%, what does a bank that might give a loan care to see?
    - ii. Paul Lisko - USDA, DOE could give grants but need to see revenue stream
    - iii. Mary Moore - Need to make the case that we need quite a bit more money.
  - l. Farita - will only consider putting out for a second vote if I see a new proposal that's quite different.
  - m. **Motion** fails 7-2 (Barbara and Suzanne voted in favor)
2. Donna makes a **motion** to disband the Water Management Team, so the board from now on will handle water management. Ann seconds. All in favor, passes.
    - a. We need to remove WMT email for the board, or forward to water chair email
  3. 811 locate responses
    - a. Jonathan Morris will take lead on that. Daniel is on the email list, has done a line locate with Harold. Suzanne will put Harold and Scott on the list as well.
    - b. Ann makes a **motion** to compensate Jonathan (or Harold) between 25-100 dollars per task, depending on the difficulty of the tasks involved. Ann will write up a written agreement. Donna seconds. Motion passes
  4. Ann has a lead on a water operator, a lead from Jonathan Morris - won't be followed until 1-2 months from now

- a. Donna makes a **motion** to authorize Ann to pursue this lead. Scott seconds.  
Motion passes
- b. NM Rural Water Association has Apprenticeship Program which Daniel might pursue, but nevertheless is happy with Ann pursuing her lead
5. Water system repair progress
  - a. See attachment from Harold on completed projects
6. Paul - speaking on Water Leadership Institute, to be invited to water leadership meetings
7. Daniel filed well usage reports with Mike, Suzanne asks to send them to the board as well - Daniel will follow up with Mike. Daniel also hasn't received anything regarding compliance reports (Suzanne says they should come via mail from Frank)

## Roads

1. Dave says the budget looks a little low for who we've been using for grading - We might need to find a cheaper contractor
2. Suzanne suggests there might be a way to reduce the cost with a different contractor
3. Angela - Long term, as we fix sections of water we should fix sections of road

## Architecture

1. 3 approvals
2. Want to pull together something on interpretation of setbacks - Donna will bring it to the board - will use same definitions as county zoning ordinances
3. Donna sent research on Accessory Dwelling Units - will several months later take a stab at interpreting ADUs when the state comes back with invalidating the required
4. Airbnb Policy → (1) Not permit, but registration, (2) no parking plat, (3) no notary

- a. Donna makes a **motion** to accept these three changes to the registration form. Ann seconds. Motion passes, Suzanne voting against.

#### Firewise

1. Ann has submitted funds worked on volunteer hours - 450K of labor/real money spent on the mountain (was only required 19K for the HOA)
2. Ann submitted an attempt at what was required for risk assessment

#### Parks

1. Tim here - weeded Black bear park recently, huge limb in the middle of the park that needs to be removed

#### Long Range Planning

1. Barbara suggests to conduct a partial Preliminary Engineering Report (PER) - Barbara presented a proposal from Wilson & Co. for \$22,790 "recommending improvements and estimated costs" - need to-scale map of water system, and several other pieces of information regarding the state of the water system and what's not working.
  - a. Angela - we already tabled the reserve study for later during the budget discussion, so we can come back to PER in 2025
2. Barbara wants to take "Long Range Planning" off her name on the title of the board.
3. Donna wants to outline a 1-3, 3-5, and 5-10 year plan. Asked Daniel and Harold for items in the 1-3 year plan.
4. Paul - bid from Wilson & Co. and NV5 already did a CAD report (Paul had sent it to Suzanne - Suzanne will send this info the board) - Paul will send a comparison of 3 bid prices to the board
5. Let's table it until we've seen more numbers.

6. Donna offers to take on Long Term Planning. At some point we'll have a planning session that's not a regular board meeting.

#### New Business

1. Donna makes a **motion** to come up with a new proposal for increasing the 2024 Annual Assessment. Scott seconds. Discussion:
  - a. Suzanne - Potential new laws which might question board's authority to raise dues mid-term - might need legal guidance
  - b. Motion passes
2. Donna - website doesn't have official address of board, 950 Forest Road 10 - Farita to put it on the new website
3. Old business from Paul - talked with Jeremy Goldsmith about fixing high road (Forest Road 4 AM) off of Forest Road 10 - Jeremy will email the board about this.

Ann makes a **motion** to adjourn at 8:29 PM. Scott seconds. Motion passes.

Next meeting: Dec 12, 2023