

SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION
BOARD MEETING
July 8, 2014

Board Members Present: Joe Brophy, Judy Kilburg, John Nyhan, Eleni Fredlund, and Peter Veverka. Board members absent: Stan Bennett. Guests Present: Harold Corn, Michael, Eagle, and Timo Schacht..

Meeting was called to order by President Joe Brophy at 7:18 PM. A meeting quorum was met.

Mr. Brophy asked that Board members review and approve the agenda. Mr. Fredlund made the motion to approve the agenda and Mr. Nyhan seconded the motion. Motion passed unanimously.

Minutes of the meeting were discussed with no corrections noted. Ms. Fredlund made the motion to approve the minutes and Mr. Veverka seconded the motion. Motion passed unanimously.

OFFICER AND COMMITTEE REPORTS

Treasurer

Ms. Kilburg reported the following account balances:

Operating Account: \$96,230.11

Reserve Account: \$61,806.85

Special Assessment Account: \$2,917.10

It should be noted that in the operating account, our budgeted income based on annual dues was \$106,940.00. To date, we have collected \$110,358.25. With six months into the year, our available receipts are looking quite well.

Per the Aging Report, there is \$14,784.78 in outstanding payments of which \$6,942.51 is for the annual assessment and \$7,294.62 is for the special assessment. We have been very successful in collecting on foreclosed property. Since the last Board meeting, we collected on the third of four foreclosed properties. This has lowered our uncollectable balance to \$4,077 for the one remaining property. Details of the delinquent accounts and which ones will be turned over to the attorney for collections, will be discussed in the executive session.

Sunland Management completed the final review of the accounting records for 2013 and the 2013 1120-H has been submitted. Results of the financial review will be posted on the web.

The projected overrun for the meter can installation project was estimated to be \$16,000. Year two is complete and it was necessary to only transfer \$5,000. Since the transfer of funds, more dues have been collected, which is reflected in the account balance. After some discussion, Mr. Nyhan made the motion to move \$2,500 of the

\$2,917.10 from the Special Assessment account to the Operating account. Mr. Veverka seconded the motion. The motion passed unanimously.

ACTION: Ms. Kilburg will take care of the funds transfer.

New member information and membership fee was received from one new member who purchased a property on Los Griegos Rd.

Residents should be reminded that when selling your property, the request for disclosure documentation should not be requested unless there is a buyer. The disclosure documents are only valid through the end of the fiscal year.

The water conservation fee of \$252.98 was just paid for the previous six months usage. Mr. Veverka reported that it was necessary to use more water this year while installing the meters/cans. He would like to see a comparison with System 2.

ACTION: Ms. Kilburg will prepare a spreadsheet that shows water usage for each well. It was asked if trending on meters is available.

ACTION: Mr. Nyhan can prepare trending calculations.

Water Maintenance

Mr. Brophy asked if we have a contract for Mr. Naranjo as this requires Board officer approval. The contract also needs a fee schedule. This contract will then put us into compliance with NMED.

ACTION: Mr. Nyhan will contact Mr. Naranjo for fee schedule and duration of contract.

ACTION: Mr. Nyhan will send contract to Mr. Brophy.

The meter readings report showed several leaks. Mr. Veverka indicated that this needs to be looked at over a period of time. We need to bring the leak detection people back and maybe we can share the cost for those homes that show leaks. There was discussion regarding how to ensure that residents with known leaks make the necessary repairs. These issues and the use of cost sharing the leak detection company will be discussed at the Annual Meeting. In the meantime, we will do the best we can with leak detection.

Mr. Veverka reported that valve replacement is needed in some areas, with one on Bonito Way and one at Los Griegos and Aspen Grove already identified. There is a small leak at the one on Los Griegos and Aspen Grove. Two were replaced last year. Mr. Nyhan suggested hiring American Leak Detection perform the repair. Mr. Corn indicated that the fire stand valve in the meadow needs to be replaced. It was damaged and can't be used for drain-down. After some discussion, Mr. Veverka made the motion to contract out Bonito Way/Hovenweep, Aspen Grove/Los Griegos valves and the fire stand repair to Dave Raue. Mr. Nyhan seconded the motion. The motion passed unanimously.

ACTION: Peter will contact Mr. Raue.

Mr. Veverka reported that the signal switch on the booster station needs to be replaced as a result from a lightning strike. The breaker is still in the off position.

ACTION: Peter will ask someone to assist in replacing the signal switch.

Mr. Brophy indicated that neither of the pump-tecs is working. The power lights are not coming on.

Water Compliance

Mr. Nyhan reported that he has not received permission yet to use corral fencing instead barbed wire around the well/tank sites.

ACTION: Mr. Nyhan will follow up with Mr. Deguzman regarding the fencing change.

Mr. Nyhan reported that it should be noted that the Consumer Confidence Report was submitted two months early.

Roads

1. Status of Proposal – Mr. Brophy reported that he would like Sandoval County to use their resources to draft the contract on the lease agreement. The dialog started, but there hasn't been a response.
2. Road Maintenance – Mr. Brophy reported that the millings are good but Mr. Meskimen couldn't work it properly because it was too dry. He did agree to come back and smooth it out. Chaco and Aztec roads still need work.

ACTION: Mr. Brophy will contact Mr. Meskimen.

IT Support

Mr. Schacht reported that he has migrated documents to the new webpage. In using some of the search engines available, he was able to find a couple of years of older minutes. Mr. Schacht presented details of the new webpage showing the aspects of the new design. Discussion was held and the board is very pleased with the results. The Board can now start sending information for posting.

ACTION – Ms. Kilburg to send the Newsletters and financial reports to Mr. Schacht for posting.

Firewise

The question was asked as to what we do about property that the Forest Service hasn't thinned. Mr. Fredlund reported that our Forest Service has thinned extensively in our community to protect us, and in some remote areas is letting fires burn to eliminate dead trees and other fuels. We can start working on community properties with volunteers.

The Diego Fire is at 95% contained. Bear Canyon fire is by Paliza Campground. There have been other fires, but they were taken care of right away. INCIWEB is a good website to use to follow fire data. The rains have helped, but now flooding is the biggest concern.

Bears are out! Be Careful!

Legal

The SLPPOA filing of the homeowner association notice has been filed with Sandoval County as per the Homeowners Association Act.

Architectural

Mr. Bennett was not present.

NEW BUSINESS

- a) **Board Vacancies** – Ms. Fredlund and Mr. Brophy’s terms end this year. Discussion was held on the results of finding new volunteers. Recruiting is still needed.
- b) **Status of Member Water Pressure Concern** – It was reported that the member installed a system to increase his water pressure. This issue was discussed and all agreed that when we cause extreme changes in water pressure, we want to make it right in working with the homeowner to resolve the issue.
ACTION: Mr. Nyhan will follow up with the homeowner and draft a statement that we are not responsible for the upgrade, but only to bring back the water to the initial pressure.

OLD BUSINESS

The board went into executive session to discuss delinquent accounts. The aging report was reviewed and members owing over \$500 were identified and will be referred to the attorney for collections.

ACTION: Mr. Brophy will schedule a meeting with attorney Hays.

ACTION: Ms. Kilburg will prepare and file liens.

Motion to Adjourn

Mr. Nyhan made the motion to adjourn the meeting. Mr. Veverka seconded the motion and it was unanimously approved. Meeting adjourned at 10:29 p.m.