

Minutes of the
Sierra los Pinos Property Owners Association (SLPPOA) Board Meeting
March 12, 2013

Meeting was called to order at 8:04pm by President Kilburg.
Board members present were Ms. Kilburg, Mr. Brophy, Ms. Fredlund, Ms. Pero, Mr. Veverka. Also present were Dave Ponton, Harold Corn, and Barbara Van Ruckyvelt.
Approval of minutes of last meeting was tabled until the April meeting.

Cheryl Ridlon, Windstream liason, report.

Cheryl reported that Windstream is hoping to have fiber optic line installed by April. An open informative meeting will be held in Jemez Springs about the rocess. Complaints have been filed, but if members wish to add their name to an informal complaint with the PRC, contact information will be posted on the SLPPOA listserv.

OFFICER AND COMMITTEE REPORTS

Secretary: No report.

Treasurer:

Ms. Kilburg reported that the balance is currently \$109,301.76. There is \$52,022.31 in reserve, and the Special Assessment account holds \$63,728.18.

The property tax bill from December was paid, along with late fees. The water conservation fee was also paid, and some late fees will be attached, but we will be notified later on the amount.

Lien status: Liens will be filed Friday, March 15, by Mr. Brophy.

Water shut off notices will be mailed. Two properties will be shut off unless payment is made.

New members: Two new members were added- Ray and Lisa Gonzales and Heffner. Both properties are up to date with dues and special assessment.

Water:

Water operator report: Mr. Trujillo was not present. No report.

General status: Mr. Veverka reported that all sampling procedures are ongoing as mandated, and all results are satisfactory. Mr. Corn noted a slight downward trend in system 1, and it was

agreed that he and Mr. Ververka would check pumps, etc. Chlorination trays have been installed.

Water shut offs: Mr. Trujillo has been notified about performing the shut offs.

Meter Project Planning: Mr. Ponton reported that the committee has a schedule for installation, and will place the first 50 meter can assemblies in System 1 and 3. The people who did the project planning did a good job, but the low-lead issue was unexpected. Mr. Ponton and Mr. Corn reported that installing lead containing brass fittings and meters this year will be considerably less costly (\$5301.00). These are still currently allowable under new lead compliance laws. SLPPOA will be forced to pay a higher price in 2014 and 2015 (estimated at \$9000) when the law becomes effective restricting lead use in potable water systems. Some discussion ensued, and the Board was in agreement that, even with increased cost, it is the right and ethical thing to use the lower lead components. Mr. Ververka moves that the Board pay the increased cost to use lower lead components. Mr. Brophy seconds, and the vote is unanimously in favor. The extra monies will come from the reserve and water accounts.

Mr. Corn reported that some adjustment in how the cans are installed can reduce cost. Mr. Ververka states that using volunteer labor to install the meter in the can before the cans are installed could reduce labor expenses and overall costs.

Sanitary Survey Action: Mr. Brophy reported that he will be installing screens on vents on System 2. Mr. Brown has agreed to continue to work compliance issues with NMED.

There was some discussion regarding the electricity for the tanks off Los Griegos. There probably should be some written agreement with the new owner to cover the cost of electricity.

Roads:

Mr. Brophy reported that no new plowing or sanding rounds were ordered. Thus far there has been a total of 9 rounds of plowing and 3 sandings. Joe will contact Sandoval County regarding FR10.

Legal:

A renewal of SLPPOA insurance is due in June, and a preliminary form for renewal was given to Ms. Kilburg for review. Nyhan's annual insurance is due in May. Mr. Brophy has tried, with no response thus far, to contact them for the renewal.

Architectural:

No business to report

Parks: no business to report

Firewise:

Ms. Fredlund reported that the controlled burn on Los Griegos mountain will continue until May at the rate of 40 acres a day. Contact information for the forest service will be posted on the listserv if members have questions or concerns.

Board positions:

The Board currently stands at only 5 members, and a notice will be posted on the listserv inviting interested members to volunteer for empty Board positions, to serve until the next annual meeting. Since the treasurer position was recently vacated, Ms. Pero moved that Ms. Kilburg serve as the treasurer. Mr. Veverka seconded the motion, and the vote was unanimously in favor. This necessitates Ms. Kilburg stepping down as President. Ms. Kilburg indicated that with the exception of secretary/treasurer, one individual cannot serve two officer positions (according to by-laws). Ms. Fredlund moved that Mr. Brophy serve as President, and Mr. Veverka seconded the motion. The vote was unanimously in favor. It was stated that until additional Board members can be selected, that meetings will only be held if all 5 current members are present.

Barking Dogs:

There have been numerous complaints about nuisance barking. While the Board has no authority to act on these issues, a note will be posted on the listserv urging members to be good neighbors and keep the barking at a minimum. The ordinance regarding barking dogs is posted on the website, and members should file their complaints with the Animal Control Officer.

Adjournment:

Ms. Pero moved that the meeting be adjourned. Mr. Veverka seconded. Vote was unanimously in favor. The meeting was adjourned at 9:11pm.