

**Minutes of the
Sierra Los Pinos Property Owner's Association (SLPPOA) Board Meeting
April 9, 2013**

Call to Order:

The meeting was called to order at 7:40pm by Joe Brophy, President. Other board members present were Ms. Kilburg, Ms. Fredlund, Mr. Ververka, and Ms. Pero. Also attending was Harold Corn, Tony Trujillo, Suzanne Star, David Ponton.

Approve Minutes of February and March meetings.

The minutes of the February meeting were read. Ms. Fredlund moved to approve. Mr. Veverka seconded. Vote was unanimous. Minutes were approved.

The minutes of the March meeting were read. Mr. Veverka moved to approve. Ms. Fredlund seconded. Vote was unanimous. Minutes were approved.

Officer and Committee reports.

Secretary: Ms. Pero handed Ms. Kilburg, treasurer, the special assessment payment for Jack Nyhan.

Treasurer:

Financial. Reserve is currently at \$ 51, 992.17
Regular acct. is \$117,250.72
Special Assessment is \$ 68, 673, 02.

More checks have been received, but not posted yet.

Ms. Kilburg noted that the safety deposit box auto payment is currently taken out of reserve account, and requests changing that to be taken from the regular account.

Liens: Liens were filed on four (4) properties. Also discovered a blanket lien filed by Carol Rickert Assoc. which protects SLPPOA in the event a property is foreclosed. Ms. Kilburg suggested we update this lien.

Also, 90 day warning letters were sent for due non-payers. 30-day letters sent for SA non payers.

Correct mailing address was found for Koenigsburg , and Ms. Kilburg suggested we remove late fees owed, since owners did not receive mailing.

Ms. Kilburg noted that two members paid the SA in total, for three years.

No W-9 is available yet for Sean Flynn, as he has not responded to any communication, and no one knows how to reach him.

Quickbooks need to be reconciled before taxes are due, and there will be charges for the account while working on this.

Ms. Star requested a copy of the 2013 budget to be posted on website, and Ms.

Kilburg will provide that.

Vacant Lot SA Policy.

Mr. Brophy read from bylaws regarding this issue. The bylaws indicate that if a lot has water, then the special assessment is due as usual. If a lot does not have water, then SA does not apply until water is brought to property.

Mr. Ververka moves Board have control of shut off valves on vacant

lots which have water, so as to be able to shut off in case of leak or repair. Ms. Pero seconds. Vote is approved.

Water.

Water Operator Report. Mr. Trujillo reports that samplings have been done as scheduled, as well as meter readings, and all results are good.

Chlorination Trays. DeGuzman approved trays, and no fines will be attached for the Sanitary survey.

Mr. Trujillo requests a chemical feed pump for Aspen well, at the cost of approx. \$700. Also will be ordering chlorine.

Mr. Trujillo's contract expires May 9. Mr. Brophy proposed to renew current contract for one month, to give time for any changes to be discussed at May meeting. Mr. Brophy noted that proof of insurance and workman's comp for Water Operator are due Jan. 31, and the proof of certification is due May 1. All of these are in order currently. Also noted was that Mr. Trujillo must file 1099, and therefore has to charge taxes to SLPPOA.

Leak repair status

Mr. Corn and Mr. Ponton report that a leak was discovered in meadow, and a glue joint is suspected. The plan is to dig up the line, and repair the leak. Suspected leak rate is approximated at 10 gpm. There is a shut off between aspen well and the valve.

Mr. Ponton noted that extreme water conservation is needed for Units 1-3 so Hovenweep can keep up with demand while the leak is being repaired. Mr. Ponton recommended an elastomeric clamp seal.

A second leak in a line servicing the fire barn is temporarily fixed. Recommended to place a meter there. The fire department may share the cost of repair. It is also recommended that SLPPOA have a memorandum of understanding to clarify any agreement with the Fire Dept.

Mr. Corn is getting quote on the meter install, and noted that SLPPOA should be able to receive state credit for water supplied to the Fire Dept.. Ms. Star recommends we obtain the paperwork for this, and Mr. Veverka agreed to contact Joey Field at Office of State Engineering.

Volunteers: Mr. Ponton trained members of the Schacht family to do acoustic testing, and they have been diligently following up with that effort. Several suspected leak areas were noted, and will be investigated following meadow leak repair. Mr. Brophy volunteered to receive the acoustic training for system 2.

Water Shut off Status. Mr. Trujillo is scheduled to shut off water to two properties.

Meter Project:

Minor corrections for wording of RFP were noted, and Ms. Star will send corrected copy by April 15.

Installations: 3 of 9 meters installed. There was discussion to have qualified volunteers assist in install rather than pay.

Sanitary Survey.

Mr. Brophy reported that he installed screens over vents. Three fences are next, and 3-strand barbed wire has been approved by DeGuzman. Mr. Brophy and Mr. Ververka will install

fencing.

Roads

Mr. Brophy noted he will contact Pete for plowing of recent snowfall.

Legal

Nyhan proof of insurance is due in May, to be provided annually. There was discussion as to whether this needs to be continued. Ms. Fredlund moved that Nyhan/Cantrell continue to provide paperwork, as per court agreement. Ms. Kilburg second. Vote was approved.

Mutual Domestic

It is believed that the MD has been closed, but Ms. Kilburg will call to verify.

Insurance

SLPPOA insurance renewal is due in June.

Architectural:

No report

Parks

Ms. Pero noted that she will request any extra chips from spring chipping be dumped at park sites, to be spread under playground equipment.

Firewise:

Ms. Fredlund reports that recent re-ignition of prescribed burn is out. The fire break provided by this burn is very necessary.

Cost to move tank from Intel to SLPPOA is \$53,000. Options are being investigated, as that cost is untenable for SLPPOA and Fire Dept.

Fire Preparation meeting will be Saturday at JMBC at 10am, and everyone is urged to attend.

Howard Fagan has the log splitter for borrowing, and may be contacted at 829-3031

Thompson Ridge slash pit is not open.

Spring curbside chipping forms are posted at mailboxes, and are due by May 15.

Trash Pick Up

No options are known at this time.

Other

It is suggested that a notice be posted on website about nuisance barking ordinance, as there have been numerous complaints about barking dogs. Noted that SLPPOA has no authority to deal with barking dogs; these complaints need to go to Animal Control.

Adjournment:

Ms. Pero moved to adjourn meeting at 9:11 pm

Mr. Veverka seconded the motion.

All approved. Meeting was adjourned.