

**Minutes of the  
Sierra Los Pinos Property Owner's Association (SLPPOA) Board Meeting  
May 14, 2013**

**Call to Order:**

The meeting was called to order at 7:31pm by Joe Brophy, President. Other board members present were Ms. Kilburg, Ms. Fredlund, Mr. Ververka, and Ms. Pero. Also attending were Tony Trujillo and Dave Ponton.

**Approve Minutes**

Ms. Kilburg moves to approve minutes of April meeting.

Ms. Fredlund seconds.

Vote is unanimous to approve.

**Officer and Committee Reports**

Secretary- no report.

Treasurer-

Ms. Kilburg reports that there is \$51,996.42 in reserve

\$118,779.13 in general fund

\$ 74,357.73 in SA

Total outstanding is approximately \$28k. - \$9,557 in special assessment and approximately \$20K in annual dues.

Late fee billing notices have been mailed for both the Special Assessment and regular dues.

Budget discussion

SLPPOA needs to purchase the software reading equipment before end of May to receive them for \$8500, which is more than originally estimated. Price goes up to \$10,500 after May 31.

Water

WO Report

Mr. Trujillo reports that repair on chemical feed pump for system 1 was purchased for \$700.

More chlorine needs to be ordered.

No samples taken yet this month.

Consumer Confidence Report (CCR)- Mr. Ververks will take care of filling out the report.

Mr. Ponton and Mr. Ververka repaired valve leak on Aspen well.

Mr. Brophy suggest tagging with instructions for any future users.

Meter Project Planning

Only one bid received by deadline, but more are coming.

Special meeting, scheduled for May 28, to be posted and held to review bids.

Meter installation

8 meters installed

One meter not installed because shut off is already in place.

### Leak. Detection

Mr. Ponton has been in contact with Albuquerque Leak Finders, Steve Gross and Ray Gordon. He created a plan to put isolation valve on tank so that leak detectors can perform leak test, which required the ability to shut off that part of the system. Approximate cost is \$60.

Mr. Ponton and Mr. Ververka will perform necessary fix. Once done, ALF will be contacted. ALF will test the system for leaks for \$1400 for first day, guaranteed to find leaks.

Mr. Ververka moves to hire ALF for at least one day.

Ms. Kilburg seconds.

Vote is unanimous to approve hire.

### Conservation and Usage Policies

After some discussion, it was decided that we need to re-send notice to listserv regarding conservation. It's become obvious that some residents are using a high volume of water. Current water leak rate on S ystem 1 is at 18gpm, or 25,000 gallons per day. That equates to a tank a day.

### Roads

Sandoval county re-graded FR 10.

Association roads cannot be graded till more moisture.

### Legal

The water operator contract was reviewed, signed, and approved for one year.

#### Insurance Policy

the cost of insurance has gone up slightly to \$4283.

We are insured for \$500,000 for property ( wells, storage, etc.)

Liability- up to \$1,000,000 per case.

Mr. Brophy will contact property owner who is required to provide proof of insurance per court order.

### Architectural

No Report

### Parks

No Report

### Firewise

Stage one fire restrictions begin as of this date.

Fire Dept. looking for better option to move Intel tank.

### Adjourn-

Ms. Pero moves to adjourn.

Ms. Kilburg seconds

Meeting is adjourned at 9:21 pm