

**SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION
BOARD MEETING
January 13, 2015**

Board Members Present: Stan Bennett, Judy Kilburg, Joe Brophy, Jack Nyhan, Eleni Fredlund, and Max Otero. Board Members Absent: Katie Ballman, Peter Veverka and Scott Downing. Guests Present: Loraine Otero, Harold Corn, Suzanne Star, and Mary Moore.

Meeting was called to order by President Stan Bennett at 7:15 P.M.
Mr. Bennett asked that Board members review and approve the agenda.

Ms. Fredlund made the motion to accept the minutes from the December 9, 2014, meeting. Mr. Brophy seconded the motion. Motion passed unanimously.

OFFICER AND COMMITTEE REPORTS

Treasurer

Ms. Kilburg handed out the 2014 Budget and Expenditures report for 2014 and the 2015 Budget and Expenditures report, which included the P&Ls and Balance Sheets.

Ms. Kilburg reported the following account balances:

Balance in Bank Accounts:
Operating Account: \$126,148.23
Reserve Account: \$61,828.62
Special Assessment Account: \$4,494.81

Delinquent Account Balances: There are a total of 9 Properties Delinquent

UNCOLLECTABLE due to Foreclosure: Total of 2 properties
Operating Account: \$4,016.23
Special Assessment Account: \$2,103.70
Total UNCOLLECTABLE: \$6,119.93

TOTAL COLLECTION POSSIBLE: 7 Properties
Operating Account: \$1,868.31
Special Assessment: \$3,355.33
Total Collection Possible: \$5,223.67

To break out the seven properties further:

Delinquent Account Balance – Collection Possible / Not Making Payments – 4 Properties:
Operating Account: \$1,046.86
Special Assessment Account: \$429.38
Total Uncollectable: \$1,476.24

Delinquent Account Balance – Making Payments – 3 Properties
Operating Account: \$821.45
Special Assessment: \$2,925.95
Total Making Payments: \$3,747.40

Combined Past Due
Operating Account: \$5,884.54
Special Assessment Account: \$5,459.03
Total Past Due: \$11,343.57

One member on a payment plan, which was developed by the previous legal chair, was written with a balance due date of 12/1/14. The member has not complied and we will need to take further action. Another payment plan written for this same member was not written with a due date.

From this year's budget, we came out with a carryover balance of \$24,438.89, which is shown on the Budget and Expenditure report. The Board should think about this and discuss where the money should be allocated. There was an overrun in this years' budget in legal, by \$4,755.19, and in administrative costs, by \$120.77. The income received, however, was at 109% of the budget. This was due to the collection on foreclosed properties.

The 2015 Budget report shows that we have collected \$66,140.00 in annual assessment payments to date.

The CRS tax was filed.

57 members still owe their 2015 Annual Assessment.

The Special Assessment invoices will go out in a few days.

There may be a buyer for a property on Aspen Grove.

Year-end financials will be posted on the webpage.

Water Maintenance

Mr. Brophy reported that a repair on System 2 (on Cerro Pelado) was successfully completed the previous week. Lines were marked and there was a major power line nearby, which was discovered at a depth of 18", with a secondary line at 16" deep, which required a major electric outage. No backhoe was available, so one was rented. Since too many utilities were discovered after the backhoe rental, the decision was made to hand dig. The water line where the break occurred was at a 5' depth and was a service line to a residence coming off of the main line. The break was caused by a crack in a hot-tap fitting. Harold Corn, Joe Brophy, Peter Veverka, and Jens Peterson worked on this leak.

Mr. Brophy reported that one of the chlorinators isn't working properly. Mr. Naranjo, the water operator, is getting the parts needed and the failed part will be covered by warranty.

Water Compliance

Mr. Nyhan reported that the drinking water systems successfully passed the sanitary survey. This was a big deal. Mr. Nyhan put in about 2,000 hours of work into this plus volunteer time by others and board members. The only discovery was fixed before they received the survey. 17 old items were fixed that were left over by the previous members and survey was never responded to. There were seven very serious deficiencies. One was no certified water operator. A water operator was hired in 2012 and due to harassment, left in 2014. Ms. Van Ruyckevelt helped us locate a new operator. Records of the past results were not available at the time of the survey. We've submitted a sampling plan, emergency response plan, and the Operation and Maintenance Manual for our drinking water systems. We are pleased to report to you that all of these have been officially submitted to and reviewed by the NMDWB by your current Board Members, who are all responsible for our health and wellbeing.

Firewise

Mr. Bennett thanked Ms. Fredlund for getting information out to the residents.

Ms. Fredlund reported that we were supposed to receive the two tanks by now, but the road can't accommodate them due to the construction.

IT – Web Page Status

Mr. Schacht was not present. Mr. Bennett indicated that there is still some email links that are going to the old webmaster that need to be removed.

Action: Mr. Bennett will contact Mr. Schacht

Roads

Mr. Downing was not present. Mr. Bennett reported that cinders were purchased and delivered. The snow contract is in place for plowing. A sanding contract is needed.

Legal

Mr. Brophy reported that due to the holiday break, there is nothing to report. He will follow up with the attorney when he returns from vacation.

Community Relations

Mr. Nyhan reported that he put himself in charge of Christmas. The month of December's efforts were hampered by the continual abuse and harassment by the Concerned Members of SLPPOA. It was topped off by the cartoon on the CMSLPPOA website portraying them shooting myself and my fellow Board members.

Mr. Bennett stated that he didn't see on the website where we had elected the Schacht's as "Goodwill Ambassadors."

ACTION: Mr. Bennett will submit this to the webmaster for posting

Architectural and Parks

Mr. Otero indicated there is little going on.

Action Item Status

- Lift Station – Mr. Brophy knows what is needed. There was no key available and the door had to be taken off the hinges for access. This has since been replaced. Mr. Nyhan added that a lock is still needed.
- Hardship Request – This didn't get posted on the website.
ACTION: Mr. Bennett will send to Mr. Schacht for posting
- Aging Report – Mr. Bennett stated that this will be posted without names at the end of the year.
ACTION: Ms. Kilburg will send to Mr. Schacht for posting

OLD BUSINESS

- Structure to Limit Financial Information Requests to Current Operating Year – Mr. Bennett reported that since we know the books are closed at the end of each year, posted monthly on the website, and no changes can be made to the books, there is no need to review finances by membership other than current year.
MOTION: The motion was made by Mr. Nyhan to accept this proposal and seconded by Mr. Brophy. The motion passed unanimously.
- Board's Acceptance of its Rights to Eject Members per Roberts Rules of Order – Mr. Bennett stated that this was discussed at the last Board meeting and he would like to bring it to a formal vote.
MOTION: Mr. Brophy made the motion to accept this practice and the motion was seconded by Mr. Nyhan. The motion passed unanimously.
- Acceptance of Previously voted \$500 No-Lien Policy to Continue – Mr. Bennett proposed that we reiterate and reaccept formally the continuance of the \$500 no-lien policy.
MOTION: Mrs. Fredlund made the motion to continue this practice and Mr. Otero seconded the motion. The motion passed unanimously.

NEW BUSINESS

- Receipt of Certified Mail from Ms. Star – Mr. Bennett reported that he received a certified letter from Mr. Star and he will wait to respond until he receives legal counsel. The request was for 2012 – 2014 bank statements (LANB as well as Quickbooks), invoices from Mr. Raue for all water repairs and installation of meters as well and payment records, invoices for all costs incurred for meter installation, all communications to the State Engineers Office, 2012 and 2014 end of fiscal year and year-end balance sheets and P&Ls, and the list goes on. Mr. Bennett stated that if we accept this per the attorney, then we will be incurring costs for the attorney and to have Sunland Mgt. or someone help gather the information. Ms. Kilburg stated she doesn't have time for this extensive request. The information is posted and if there isn't a report from Sunland Mgt. for the quarterly reviews, it's because they found no errors for correction. Mr. Bennett stated that this remains an open action until we receive legal advice. Ms.

Fredlund asked if these expenses should go to the general membership for approval. Mr. Bennett stated that we may have to take the money from the reserves. Mr. Nyhan added that most of this information is already available in the monthly reports and this is nothing more than harassment and abuse.

EXECUTIVE SESSION

At 7:55 p.m. the Board moved into an Executive Session.

The recent "Concerned Members" request for information and threats to file a lawsuit was discussed.

A member's past due payment plan was discussed. Mr. Brophy stated that per discussion with Attorney Hays, further legal action is pending.

Meeting adjourned at 8:50 p.m.