

**SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION
BOARD MEETING
August 11, 2015**

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

Meeting was called to order by President Stan Bennett at 7:15 P.M.

Mr. Veverka made the motion to approve the agenda. Mr. Otero seconded the motion. Motion passed unanimously.

Mr. Nyhan made the motion to accept the minutes from the July 21, 2015 meeting. Mr. Veverka seconded the motion. Motion passed unanimously.

OFFICER AND COMMITTEE REPORTS

Treasurer

Ms. Kilburg handed out the 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: \$108,228.92

Reserve Account: \$65,908.96

Special Assessment Account: \$27,993.01

Uncollectable accounts remains at three properties.

Collection is possible on three properties, two of the three are making payments and the third is being handled by the attorney. The attorney talked with the member and the member will be sending a check this week.

Total Past Due Collectable: \$4,596.03

Operating Account: \$1,525.20

Special Assessment Account: \$3,070.83

Two requests this month for disclosure documents—one for a property on Los Griegos and one on Aspen Grove. One of the two reported last month fell through.

Sunland Management Company has completed the second quarter review of the financial records and found no issues. The result of their review will be posted on the web.

The Board needs to start thinking about the 2016 budget.

Water Maintenance

Mr. Veverka reported that there are no new water problems. Work on the Aspen well house will be accomplished with the help of two masons from San Ysidro. The building structure is fine and the footing is level. A floor and plug will be added.

American Leak Detection (ALD) will be at SLP the last week of this month or the first week of September. They will look for mainline leaks and will charge \$2,275 for the first day and \$1,875 each day thereafter. However, System 2 is water tight and therefore it isn't necessary to check that mainline. Mr. Corn added that according to his past experience and online research, a 15% leakage rate is acceptable and System 2 is at approximately 4% which is great. Mr. Veverka also stated that while ALD is here they will perform leak detection for homeowners if they are interested. The cost is \$375 per homeowner which is substantially less than the \$725 normal charge.

ACTION: Mr. Veverka will place an announcement regarding this on the SLPPOA website. Someone will need to be home during the service. Homeowners should go to the website to also see check their water usage.

Water Compliance

Mr. Nyhan stated there is no action to report. He is still trying to contact the State Engineer's office to report the water pumped by the wells. To date he has had no reply.

Meter Cans: Mr. Bennett stated that we need to make sure we have kit repairs and explore buying a full unit for installs that may occur 10 years down the road. Mr. Veverka is talking to Baker to determine if any are needed and what would be most cost effective.

Firewise

Mr. Nyhan called the Jemez District Ranger for information regarding 4 or 5 trees on Mr. Corn's property that are close to a power line and could fall on the power line. The Jemez District stated that they can't do anything about it.

Mr. Nyhan asked if an archeological study could be accomplished to see if the Forest Service can come in to thin trees on a piece of land that belongs to the Forest Service but is close to a property owner's home. The Forest Service offered to have a representative come to the SLPPOA annual meeting to discuss such matters.

IT – Web Page Status

Mr. Bennett requested that all Board members obtain a user name and password for the web page which will be tied to their household water usage information and then compare against other households in the association. If there are any problems with obtaining access please email Mr. Mike Schacht and he will help.

Mr. Bennett stated he is impressed with how the website is coming along. He asked that the Board check out the website and provide suggestions to Mike Schacht.

Roads

Mr. Bennett reported that Scott Downing has moved and is no longer on the Board.

Mr. Bennett reported that Mr. Meskimen has done some work with millings on Trilobite.

Legal

Mr. Bennett stated that Mr. Brophy is working with our Lawyer for people who owe. Mr. Bennett talked about having a reserve study done with current recommendations. Mr. Brophy is pursuing this and has been in contact with someone. He will set up a meeting to discuss.

Community Relations

Mr. Nyhan stated that work was accomplished at the Ross' home. Second Sunday work parties are continuing.

Architectural

Mr. Otero stated that a proposed buyer was in contact with him regarding the covenants and the planning stages of their build. He responded to her questions.

Parks

Mr. Otero mowed the big park in early August.

Actions

- Continued effort to make contact w/PNC Mortgage about Safety and Security of the property (across from the Aspen out building). Mr. Veverka will take pictures and place yellow tape across the area. Ms. Kilburg will provide information on whom to contact. (Veverka and Kilburg)
- Mr. Veverka and Mr. Corn will work on what's needed for meter maintenance.
- Each Board member is encouraged to get on the website and see your water chart. Mr. Bennett would like to close this one out by next meeting. (All Board members)
- Forest Service thinning information – Mr. Nyhan will ask if the Forest Service can attend the annual meeting to provide information to the members. (Nyhan)
- Ms. Fredlund visited the marked trees. Still working the issue. (Fredlund)
- Server Posting Policy – verbiage needs to be crafted (Board recommendations)

Old Business

- Posting to List Server Policy – this will be removed from the agenda once words are crafted.
- Nominating Committee Report – two new people have agreed to run for the Board.
- Cost Sharing Proposal – Mary Moore stated she would be happy to do the leg work, i.e., create a committee, take applications, bring packages to the Board, etc. Many issues with this proposal came to surface during discussion so for now it was decided to table this proposal. One issue is there is a 60% leak rate on System 1 that needs to be resolved.
- Leak data on homeowner meter cans should be interrogated to find out how much water is going through the meter and homeowners should be notified.

ACTION: Mr. Corn and Mr. Veverka will work together and contact homeowners with leaks.

New Business

- Reserve Study and funding strategies – Mr. Brophy started the strategy for the Reserve Study and included items such as anticipating tragedies; how to get reserves funded; i.e., special assessments, raising dues, etc.
- Budget – Vote on budget will be done at October meeting. Need to start determining what is needed for road improvements, water repairs, etc.
- Water leak identification of home owners and non-repair policy – Mr. Bennett stated

members with leaks would be contacted. He would like the board to consider how the process will work and what standards will be used. For example, once leak is identified – the size of leak, time limit for repair, dollar threshold, hardship cases, identify potential leaks.

- Road Improvement allocation – Mr. Bennett stated we need to have funds available for our roads. We spent \$11,219 on a small area (Trilobite). We will present this issue to the membership at the annual meeting. OUR ROADS ARE ESSENTIAL!!
- Move September Board Meeting – the meeting next month will be on the 2nd Wednesday of September (September 9th). Mr. Bennett will have Mr. Schacht post the new date on the website.

The public Board meeting adjourned at 8:30 PM.

EXECUTIVE SESSION

Commenced at 8:33 PM

Delinquency Actions – Discussed the few remaining delinquencies and the actions pending.

Legal – The law suit was discussed.

The Executive Session adjourned at 9:09 PM.