

**SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION
BOARD MEETING
November 10, 2015**

Board Members Present: Stan Bennett, Peter Veverka, Jack Nyhan, Joe Brophy, Max Otero and Scott Bushnell. Board Members Absent: Judy Kilburg, Eleni Fredlund and Katie Ballman. Guests Present: Suzanne Star; Mary Moore; Sabine Shurter; Harold Corn; Barbara VanRuyckevelt; Heather Margaret, Mike, Timo, and Mountain Schacht; and Lorraine Otero.

Meeting was called to order by President Stan Bennett at 7:15 p.m. Mr. Bennett stated that the audit was completed and that an electronic copy will be posted on the website. The cost for the accounting firm to perform the three-year audit was \$8,682.19. Mr. Bennett also stated that the budget is current and it is expected that road repairs will come in at a hefty price.

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

Mr. Veverka made the motion to accept the minutes from the October 13, 2015 meeting. Mr. Nyhan seconded the motion. Motion passed unanimously.

OFFICER AND COMMITTEE REPORTS

Treasurer

Mr. Bennett handed out the Budget and Expenditures report, which included the P&Ls and Balance Sheets. Mr. Bennett prefaced that the Treasury Report is within a few days of balances as of November 5, 2015 and up to 30 days from reconciliation.

Mr. Bennett reported the following account balances as of November 5, 2015:

Balance in Bank Accounts:

Operating Account: \$82,422.39

Reserve Account: \$65,920.59

Special Assessment Account: \$28,797.43

Uncollectable accounts remain at three properties.

Collection is possible on three properties, of which two are making monthly payments and the third is being actively pursued by the attorney. At this time there is no response from the third party.

Total Amount Past Due that is Collectable: \$2,774.59

One property on Hovenweep was sold since the last meeting. Possibly another property was sold on November 5, 2015.

Legal cost incurred due to the lawsuit is at \$7,900.41 as per the last invoice.

Sunland Management completed the 3rd quarter review of the 2015 books and found no abnormalities. The review will be posted on the web upon Ms. Kilburg's return.

Water Maintenance

Mr. Veverka reported that he was working with Dave Raue and during the excavation only found one leak of the four identified by Albuquerque Leak Detection (ALD). They went down to the mains and couldn't find any other leaks. They will have to look further. Mr. Corn and Mr. Brophy fixed the valve that was back flowing on system 2.

ACTION: Mr. Veverka will contact ALD regarding the other leaks they could not find.

Leak Study: Mr. Harold Corn provided the leak profiles to Mike Schacht to post to the website.

Water Compliance

Mr. Nyhan reported on the Study of the Organizational Structure of Water Systems in NM as it relates to SLPPOA. He stated we need to understand how SLPPOA produces drinking water compared with all of the other drinking water systems in NM and we need to have a plan for the future of SLPPOA's drinking water system. In order to do this, Mr. Nyhan has gathered pertinent information as a Board Member of SLPPOA and as the Drinking Water Compliance Officer:

(1) There are currently 1406 drinking water systems in NM. Of these there are 582 Community drinking water systems.

(2) The organization of a community water system may be developed using any one of a number of different organizational structures, such as our Home Owners Association structure. As a result, the ways in which systems operate and obtain funding also vary considerably.

Mr. Bennett asked how many other HOAs are taking care of their water systems. It is unlikely that there are any.

Mr. Nyhan also reported that the water meter at his residence meter is not spinning but there is a flag on the profile report.

ACTION: Mr. Nyhan will research this leak further.

Firewise

Mr. Bennett reported that there were no comments.

IT – Web Page Status

Mr. Schacht reported that approximately 20-30 people have signed up for accounts and about half of these login to their accounts on a regular basis. Mr. Schacht also deleted all Board addresses due to spam-bots. Gmail accounts do a good job of filtering out spam.

There was some discussion into looking into Community Systems Internet making their own municipal broadband and then possibly getting Federal funding to use the Cerro Pelado tower. Mr. Schacht will talk to Brad Shurter about the ideas.

Roads

Mr. Bushnell went out on Sunday with Chris Luster. Mr. Luster is getting markings done and will start on the roads this week. Mr. Bushnell also stated that it is possible to get free monies from FEMA because of damage from natural causes. This is done through the grant process with which Mr. Bushnell is familiar. Mr. Bennett stated that the Fire Department EMT that responded to an emergency at his home said the roads were in bad shape and can hinder their ability to respond to emergencies. Mr. Bennett also requested again that residents with sharp banks that would be willing to have these banks rolled off to use the fill-in dirt to please let him know.

Legal

Mr. Brophy stated that action on the one non-responsive resident is in process.

Community Relations

Mr. Nyhan reported they are still working on the raccoon and coyote relocation efforts.

Architectural and Parks

No actions at this time.

Action

- Contact three residents with leak flags (Veverka) – No change.
- Provide Ms. Fredlund with State Forestry Service POC (Nyhan) – done.
- Tree trimming information from Schachts (Otero) – Heather Margaret was available to discuss the criteria they used for trimming their trees. It depends on the slope of the land, the size of the trees, how much water they get, the maturity and health, etc. The basil area is between 40-100 mature, healthy trees, 60-80 would be optimistic. Mr. Bennett stated that rather than define the number of stems it would be better for the covenants to give a point of reference, i.e., IAW Forest Service guidelines.
- Proposed Bylaw changes as a result of new information/clarification to covenants (Nyhan) - The Board will be tasked to inform the residents and make the appropriate changes to the covenants.
- Verify Alternates from election serving on Board to complete terms (Brophy) – Mr. Brophy confirmed that Article 7, Section 6 entitled Vacancies, states that the majority of the Board has the power to fill vacancies.
- Review the Reserve Study and provide feedback. (Board)

Old Business

- Posting Policy to List Server Host – Mr. Bennett stated that the policy is posted to the website.
- Water leak identification of homeowners and non-repair policy – Mr. Bennett stated the words are being developed to be more proactive. We need assistance and it takes volunteers to make it work. Also understanding individual homeowner's personal needs is a must.

New Business

- Clarification of Proposed Covenant Changes - Mr. Bennett stated we need to address what's considered too many animals, what type of animals, too many old vehicles as he noted in his drive around the neighborhood. We need to establish thresholds. He asked the Board to look around the community and come up with ideas. Each covenant can be unique on the basis of what kind of area you're going for, i.e., neat street, rural, business, etc. Once we come up with parameters, we will ask for resident feedback.
- Mr. Bennett stated that delivery of UPS/Fed Ex packages during inclement weather will still be Amanda's Store in La Cueva. Amanda's Store has agreed.
- Mr. Bennett also asked Mr. Schacht gets word on the website that Los Griegos, Cerro Pelado and Trilobite road work will begin next week.

Open Forum

- Ms. Suzanne Star asked the Board to talk about the reserve study, what prompted it? Mr. Bennett explained that he just got the proposal and hasn't had an opportunity to review it completely. He explained that it started in 2009 as a recommendation resulting from an audit. The Board is in the process of reviewing.

- Ms. Mary Moore asked where the leak that you did find was. Mr. Veverka stated it was found by Mr. Nyhan's residence.

The public Board meeting adjourned at 8:37 p.m.

Executive Session

Commenced at 8:42 p.m.

- Delinquency actions.
- Reserve Study

The Executive Session adjourned at 9:15 p.m.