

**SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION  
BOARD MEETING  
January 12, 2016**

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

Meeting was called to order by President Stan Bennett at 7:16 p.m.

Mr. Nyhan 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 December 8, 2015, meeting. Mr. Nyhan 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 as of January 11, 2016:

Balance in Bank Accounts:

Operating Account: \$124,496.28  
Reserve Account: \$65,928.30  
Special Assessment Account: \$28,918.08

\$56,345.00 has been received toward the 2016 annual assessment.

Past due accounts:

Uncollectable remains at three properties totaling \$12,217.60.

Collection is possible on three properties, of which two are still making regular monthly payments and the third is being pursued by the attorney.

Total Amount Past Due that is Collectable is down to \$1,888.42.

Information has not been received on the property that was expected to close on December 31<sup>st</sup>.

Legal cost incurred due to the lawsuit is now at \$ 10,461.94 as of the last invoice, which covered up to mid-December.

The water conservation fee (tax) for the last six months of 2015 came to \$198.23.

The 2015 EOY financial reports will be posted on the web. These are considered to be draft until the EOY review is complete by Sunland Mgt.

## **Water Maintenance**

Mr. Bennett reported that water usage is down to 13.7 million gallons in 2015 as opposed to 17 million in 2014.

Mr. Bennett spoke with a renter who suspects she has a water leak.

There is an increase in the number leak flags this month. We need to have Peter start contacting these property owners. Mr. Nyhan stated that System 1 still has a high leak rate of 68%, and System 2 is in good shape.

## **Leak Study**

Mr. Nyhan reported that they are starting to see trending. We have a very low number of people signed up to look at their water usage.

## **Water Compliance**

Mr. Nyhan reported that chlorine residuals are at good levels for homeowners.

## **Firewise**

Ms. Fredlund was not present. Mr. Bennett reported that Ms. Fredlund completed training for residential home fires.

## **IT – Web Page Status**

Mr. Schacht was not present. Mr. Bennett reported that he is not sure how long Mr. Schacht will continue as web master.

## **Roads**

Mr. Bushnell reported that when there is four inches of snow he calls Mr. Crane. Mr. Crane's truck was down so he was six hours late to respond. The sander is down so he will sand as soon as he gets it repaired.

People with 4-wheelers who are trying to be good neighbors by plowing, but are blocking driveways and roads. We don't have a good place to put the snow. Snow has been heavier with these storms which makes it slick. Snow tires make all the difference. Mr. Bennett added that the last plowing depth is where it needs to be. Mr. Brophy stated there is the risk of hitting transformers and water cans. Windstream should be marking their equipment. Marking power pedestals are the responsibility of Jemez Co-op. Most residents have been here long enough to know there is a power pedestal on their property and should mark their pedestal. Ms. Van Ruyckvelt expressed concern on where snow is being pushed in bad areas and blocking driveways. She feels the contractor is moving too robustly. Mr. Bennett explained that with the heavy snow he must move robustly in order to push the heavy snow.

## **Legal**

Mr. Brophy stated there was nothing to report at this time.

## **Community Relations**

Mr. Nyhan reported that neighbors are concerned that the lawsuit is costing too much money. They look at the roads and think the roads aren't being maintained because we don't have the money. Residents are talking and asking for information regarding the lawsuit.

## **Architectural and Parks**

Mr. Otero reported that he received a call from someone interested in purchasing land, and they had questions on moving in a home.

The parks are covered in snow.

## **Action**

- ALD Final Report / Sonic Follow-Up – No Report
- Well Dropping Head Test – No Report Mr. Nyhan stated that this should be his action instead of Mr. Veverka
- Reserve Study – Mr. Brophy reported that he has not been able to find another source.

## **Old Business**

- Covenants – Mr. Bennett reported that he is working with some property owners on some concerns and they are coming to some census on enforcement. There are some areas that need to be re-written. Any changes to the covenants will need to go out to the members for approval.

## **New Business**

Mr. Bennett stated the Board received an e-mail from Ann Cooke regarding a proposal to go out for grant money on road repair. She has ideas on reducing fuels, improve ingress/egress and improve areas for plowing. Discussion ensued and there was concern expressed that the 20' easement is from the property line. All properties will have to be re-surveyed. Mr. Bushnell stated that this is what he has already been working on with Chris. Mr. Bennett stated that work will continue while doing the grant study. Mr. Nyhan stated he has experience in this area because of a previous lawsuit. Ms. Cooke's idea is to exclude the easement. The amount of trees taken down in the road easements is inconsequential for fires. The association owns the easement – with grant, the government owns it. Mr. Bushnell stated he has experience with grants and expressed concern. Mr. Bennett stated that Ms. Cooke will attend a board meeting at a later time to present her idea.

Mr. Bennett reminded everyone that Ms. Fredlund sent out thinning information via the list-server which has a quick deadline.

The public Board meeting adjourned at 8:15 p.m.

## **Executive Session**

- Delinquency actions.
- Presentation of legal actions.

Meeting adjourned at 8:52 p.m.