

**SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION
BOARD MEETING
August 9, 2016**

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

Meeting was called to order by Vice President Peter Veverka at 7:15 p.m.

Ms. Fredlund made the motion to approve the August 9, 2016 agenda. Mr. Otero seconded the motion. Motion passed unanimously.

Mr. Nyhan made the motion to approve the SLPPOA Board Meeting Minutes dated July 19, 2016. Ms. Fredlund 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 August 8, 2016.

Balance in Bank Accounts:

Operating Account: \$107,920.76
Reserve Account: \$82,969.38
Special Assessment Account: \$5,217.99

\$18,000.00 was transferred from the reserve account to the Operating Account for the water line replacement project as approved at the July Board meeting.

Past Due Accounts:

Collectable Account total is \$1,689.58. There are eight properties where collection is possible. Two members only owe the late interest, five are making payments, one has not responded at all which was discussed with the attorney.

The three members listed as uncollectable remain the same, with a total of \$15,849.82. These are due to death and/or foreclosure. One is accruing monthly interest in excess of \$100mth. We still don't know if we will be able to collect on this one, but the last word was that it doesn't look promising.

The property that sold on Los Griegos Rd has closed.

The second quarter financial review was completed by Sunland Management and will be posted on the website.

The Combined Reporting System (CRS) tax return for corporations was filed. This is a semi-annual reporting requirement.

The transition for HOAMCO will be effective October 1, 2016. HOAMCO is a very large HOA

management company, managing properties throughout New Mexico and Arizona. The Better Business Bureau (BBB) has four complaints listed on their website, and they were last rated as A+, as clearly posted on the BBB website, contrary to the incorrect information posted on the CM website. It should be noted that businesses are NOT required to be members of the BBB, and HOAMCO was NOT dropped by the BBB because of complaints.

Legal costs incurred for the law suit as of the last invoice is at \$27,644.55 in mid-July, and unfortunately, will continue to grow. More on this under the Legal report.

Water Maintenance

Mr. Veverka reported that 1,000 feet of mainline pipe and two valves were replaced. Most of the soil that came out from the line repair was wet. Another meter loop test will be required to check the results of the repair. Volunteers will be needed for the test to turn valves off and on again. Mr. Veverka hopes to do the test within the next two weeks. The total cost for this repair was approximately \$15,400 which exceeded the preliminary estimate by \$400; however, valuable information was learned during the repair of this first section. Thanks to Mr. Nyhan, we now have a hydrostatic pump which is a great diagnostic tool. The hydrostatic pump can be used with mainline and household meters. Mr. Veverka stated that it is difficult to tell if the tank reserves are affected with this repair but the meter loop test will provide valuable information to determine if they are headed in the right direction.

Water Committee/Leak Study

Mr. Veverka stated that a meter loop test will be performed within the next two weeks and that on September 22nd the next section of mainline pipe will be replaced. Jan Studebaker has forwarded some really nice feedback from neighbors.

Water Compliance Report

Mr. Nyhan reported that all of the requirements for leak testing and new line sanitation of the 1000 foot segment of line fixed on Hovenweep were met including notification of our NM Drinking Water Bureau (DWB) representative and Water Operator, as well as on-site supervision of our water operator. Mr. Nyhan also mentioned that the DWB and the on-site water operator stated that an engineering study is not necessary and that everything was done in accordance with the Water Operator's review.

The July sampling was completed with Total Coliforms and E. coli absent. Chlorine residuals ranged from 0.00 to 0.10, well below the maximum of 0.40.

We have also followed the state requirement of the Office of the State Engineer District to send our well production readings in for July.

Mr. Brophy noted that the expenditures for July are only \$400 over the estimated amount which was to be commended. Mr. Veverka stated that although they have learned a lot, the next section for repair will require nine tie-ins. A fire hydrant in a low lying area was installed and will need to find a way to protect it during the winter. Also, there are some expenditures from the first section repair that can be used for the second section mainline repair, i.e., hydrostatic pump. Mr. Raue did a nice job and the road was greatly improved. The next section will be worked when Mr. Raue is available in September.

Firewise

Ms. Fredlund reported that after bear sightings and a bear actually entered a home in SLP, a document was sent out on the server, titled "Keeping Bears Alive and You Safe". This is a good document on bear safety, along with a number to call for more information, (505) 222-4700.

After ATV and dirt bike complaints, a document was sent out on the server, from NMOHVA. Off highway vehicles must be registered, and those folks under the age of 18, must wear a helmet, eye protection, not carry another passenger and be visually supervised unless they have a valid motorcycle license or driver's license. It was mentioned in the meeting that speed on FR 10 is 25mph, and side roads is 15mph.

Virgin Mesa: Lightning struck the southern end of Virgin Mesa two miles southwest of Jemez Springs on July 24. Because the area is located within the footprint of the Southwest Jemez Mountains Forest Restoration project and has been designated for treatment, fire managers monitored the Virgin Fire as it burned at low intensity while they analyzed its potential to benefit forest health in a fire-adapted ecosystem. The Virgin Fire received some precipitation overnight. The strategy today is to assess conditions on the 2,100-acre planning area and begin blacklining the perimeter. If conditions are favorable, crews could begin hand ignitions as early as this afternoon. Based on current and forecasted conditions, which include moisture later this week followed by a drying trend over the weekend, the plan is to begin aerial ignitions next week. If conditions change, fire managers will reassess their strategy for the Virgin Fire.

Burn Ban: On August 4, the burn ban was lifted in unincorporated areas of Sandoval County. Folks burning on their property still need to get a burn permit, and call Chief Lee Taylor to notify him of smoke. His number is 505-269-6435.

Cedar Springs: From Sep 5th-Oct 1st, there will be a prescribed burn, weather permitting of Cedar Springs, in the Cuba Ranger District. 2,187 acres.

IT – Web Page Status

Ms. Kilburg stated that Mr. Mike Schacht is still doing our posting.

Roads

Mr. Vergamini said he was able to contact Mr. Chris Luster and he hopes to start on our roads next week. The work will include grading, crowning and ditches. It is anticipated that he will begin on the most critical areas of Los Griegos road. He needs to locate utility points. Mr. Veverka mentioned that we need to talk to neighbors that have changed the natural water course which affects the roads. Ms. Kilburg said that some of the neighbors' roads get washed out which will need to be reworked and coordinated with the owner and one lot is inaccessible due to wash-out. Mr. Veverka stated that right now we need to focus on roads that everyone uses. We will need to bring in good fill dirt. The red clay dirt alone will not work. Mr. Nyhan recommended talking with one of the homeowners that has dug out dirt for a basement.

Mr. Corn stated he is working on getting an updated map of the community for the Board.

Mr. Vergamini asked what percentage of roads are maintained annually. Mr. Veverka stated that we need to have Chris advise us on a maintenance schedule. There is \$40,000 budgeted for roads. \$14,000 is for snow removal. \$18,000 is designated for road maintenance and \$20,000 has been earmarked from the operating account for additional maintenance.

Legal

Mr. Brophy stated the reserve study is in process.

He said that we received a legal verdict on the lawsuit and justice was served. However, the concerned members have contested the verdict and continue to harass the Board. It's ironic that the concerned members' webpage states, "It's your money", referring to the money spent on lawsuit legal costs, yet it's the concerned members that are continuing to spend more of the Association monies for the legal costs of the motion to reconsider so they can push for access to member information.

Ms. Fredlund asked Ms. Star what her purpose was in filing the motion for reconsideration and her response was that we should ask our attorney.

Mr. Brophy stated that this is malicious harassment and spending money to keep us from getting work done. This is your money that they are spending. Your money is still being spent to discredit this board.

Community Relations

Mr. Nyhan reported that it's a shame we've spent about one third of our annual operating budget on the concerned members legal activities. He has drafted a report entitled "Recent History of Concerned Members in SLPPOA" which starts in 2009 and ends in late 2015, pre-current legal suit.

Architectural Changes

Mr. Otero stated he received an inquiry from a new resident wanting to know the process for obtaining approval for an architectural change. Mr. Otero explained the process and referred her to the website for the application package.

Parks

Mr. Otero reported that the parks are still doing ok but will probably need mowing after all the rain we've received. Mr. Veverka commented that the parks look good and that it's important for our community and prospective buyers.

Action

- Road marker stakes for water and telephone (Vergamini) – Mr. Vergamini stated he will have an opportunity to assess the situation when he goes out with Chris Luster. He will then purchase the required materials. Mr. Veverka stated only those water and telephone utilities on the edge of the roads need to be marked but the markers should include reflectors. The height of the markers was discussed and they should be 3-4 feet.
- Thinning Applications (Fredlund) – Ms. Fredlund reported there is no money available.
- Abandoned well capping plan (Veverka) – Mr. Veverka reported the wells are capped but Mr. Nyhan said cement is required.
- Levelcon repair (Veverka) – Mr. Corn consulted about the alarm on System 2. They have not installed the probe yet. Mr. Corn showed trend and a suspicion that a vent is needed on the fiberglass tank for System 2. The pressure in there might be affecting the probe. So for now it looks ok.
- Reserve Study (new person) – in progress.

Old Business - NA

New Business

- Annual Meeting – (Kilburg)
 - o Ballots are coming in.
 - o Four people volunteered to come early about 12:30 to help set up.
 - o Needs a list of volunteers that have helped through the year.
 - o Ms. Kilburg and Mr. Bennett will make the agenda for the annual meeting.
 - o Ms. Fredlund will talk with Chief Lee Taylor to provide updates at the meeting but it will have to be towards the end of the meeting.
 - o Mr. Veverka asked the Board to be prepared to give a report on the year's activities in their respective area.

- Plans for water system (Nyhan) Mr. Nyhan provided a handout for Immediate and Future Plans for Water System and asked Board members to please review and provide feedback. Any suggestions will be greatly appreciated.

The public Board meeting adjourned at 8:24 p.m.

Executive Session

- Presentation of legal actions

Submitted by L. Otero