

MINUTES
SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION (SLPPOA)
BOARD MEETING
October 11, 2016

- CALL TO ORDER:** The chair, President Stan Bennett called the meeting of the Sierra Los Pinos Property Owners' Association to order at 7:15 p.m. at the La Cueva Fire Station. He commented that he received late input for agenda topics and recommended that in the future topics be provided to the new president with sufficient time to include in the agenda to facilitate a more productive meeting. A motion was made to approve the agenda with additional topics. The motion was seconded. There was no opposition. Mr. Bennett also discussed the new format of the meeting and what should be included in each section. The next Board meeting falls on Election Day and the meeting will have to be rescheduled. Mr. Bennett stated that Mr. Jack Nyhan was not present to make his presentation. Mr. Bennett recommends that the Board vote to decide if it should happen.
- ROLL CALL:** (P-Present, E-excused, A-Absent without notification)

Pres - Judy Kilburg	P	Water – Peter Veverka	P	Firewise – Eleni Fredlund	E
VP - Harold Corn	P	Roads – Terry Vergamini	P	Parks/Architectural – Max Otero	P
Sec/Treasurer - Lorraine Otero	P	Legal – John Fredlund	P		

GUESTS: Mr. Stan Bennett, Mr. Joe Brophy, Ms. Katie Ballmann, Ms. Sabine Shurter, Ms. Barbara Van Ruyckvelt and Ms. Carolyn Corn

BOARD OFFICER ELECTIONS – President, Mr. Bennett opened the floor to nomination of the new Board president. A motion was made to nominate Ms. Judy Kilburg and she accepted. The nomination was seconded. There was no opposition.

Motions were made to place Board members in the positions listed below. The motions were accepted by the individuals. The motions were seconded. There were no oppositions.

Vice President – Mr. Harold Corn

Secretary - Ms. Lorraine Otero

Treasurer – Ms. Lorraine Otero

NOTE: In accordance with the SLPPOA Bylaws, the positions of Secretary and Treasurer can be held by the same individual.

Water Maintenance – Mr. Peter Veverka

Firewise – Ms. Eleni Fredlund

Roads – Mr. Terry Vergamini

Legal – Mr. John Fredlund

Parks and Architectural Changes – Mr. Max Otero

- APPROVAL OF THE MINUTES:** See end of minutes.

- STANDING OFFICER REPORTS:**

President – Mr. Stan Bennett

Vice President – Mr. Peter Veverka

Secretary – Ms. Kilburg stated that the volunteers that will review the Annual Meeting Minutes will be published. The minutes will go to the Board first and then to the committee.

Treasurer - Ms. Judy Kilburg provided the Treasurer's Report as of October 11, 2016.

The balance in accounts as of October 11 are:

Operating Account – LANB: \$73,146.84

Operating Account – HOAMCO: \$10,000.00

Reserve Account: \$ 82,975.12

Special Assessment Account: \$5,218.03

\$10,000 was transferred to HOAMCO to open a new bank account.

Past due accounts:

Collectable Account total is down to \$1,511.53. There are 4 properties where collection is possible. One member owes the late interest, 2 are making payments, one has not responded at all. Vote on this one tonight!

The three members listed as uncollectable remain the same, with a total of \$16,200.65.

We received notice last month that we can't collect on the one largest account and will need to write this off the books. The total amount of write-off will be \$8,547.54, which includes a tremendous amount of interest.

Ms. Kilburg received a request yesterday for the amount past due on a foreclosed property. It looks like we will most likely collect all of this delinquent amount, which totals \$4,667.65.

The transition for HOAMCO is progressing.

Two HOA requests were received - one is new and one is a change in buyer.

Legal costs incurred for the law suit as of the last invoice is at \$31,412.55. Unfortunately, will continue to grow.

5. STANDING COMMITTEE REPORTS:

- a. **Water Committee** – Mr. Peter Veverka stated that another 1,000 foot section of System 1 water line was replaced. Prior to the replacement, diagnostic tests still showed a total 6 ½ gpm leak for the section. Until tested again can't guarantee the fix was successful. Hope to have another test done before the winter. An additional isolation valve was installed on San Juan Road branch water line. Level Con final decision is to buy a new one. The cost is approximately \$300 and will save \$30 a month in fees. Leakage rates are shown as 15gpm on System 1 and ½ gpm on System 2. System 1 leakage was slightly skewed due to flushing water down the hillside to keep the Hovenweep well from over pressurization due to a closed system. Mr. Fredlund stated he tried outflow from the new hydrant on Hovenweep and it worked good.
- b. **Web Page** – Mr. Mike Schacht is still posting on our website. If anyone has anything for the webpage, please contact Mr. Schacht. Ms. Kilburg stated that the Board elections and positions will be updated.
- c. **Roads** – Mr. Terry Vergamini asked if there was a contract with Chris Luster and the answer was no. Ms. Kilburg stated that her neighbor provided another source interested in bidding on our roads and that contractor was here on Sunday to measure the roads. Also, the contractor may be able to provide a discount as they are doing work at Thompson Ridge. Mr. Vergamini said he asked Chris Luster to bid on Los Griegos Loop initially. He also talked with Windstream and asked them to lower feeder lines. They will come out. The feeder lines should be 30" deep. Mr. Vergamini has noted many abandoned lines in the road. He asked about the marking on the utility boxes. What distance should

they be from the road? The roads are not adequately delineated and road markers are needed, especially those areas at risk.

- d. **Legal** – Mr. Joe Brophy stated the Reserve Study has been initiated. The engineer has Ms. Kilburg's contact information. He recommends that the new Legal chair touch base with the engineer. He believes 50% of payment is due with the resulting draft report and recommends the new Legal chair review the payment schedule along with the current delinquent accounts. There is no new correspondence on the lawsuit.
- e. **Parks/Architectural Changes** – Mr. Max Otero reported that the parks are stable with the current fall season. He stated two requests for architectural changes were received and one was approved. The other was incomplete and the member was told what was lacking.

6. SPECIAL COMMITTEE REPORTS:

- a. **Annual Meeting Minutes** – Ms. Lorraine Otero said she was finalizing the first draft of the Annual Meeting Minutes in the new format and will send to the Board for their review. Upon receipt and incorporation of Board comments she will then forward to the review committee.

7. UNFINISHED BUSINESS:

- a. Reserve Study – covered under Legal.
A legal action may be taken on a member that has not paid 2016 dues. There has been no response to the attorney's letter and a lien has been filed. The home is vacant. A motion was made to have our attorney take further legal action for foreclosure. The motion was seconded. There were no oppositions.
- b. Mr. Bennett said Ms. Marsha Thole requested that a handyman service she uses be posted on our website. Mr. Bennett requested the name and number but has not had a response from Ms. Thole.
- c. Draft 2017 Budget – Ms. Kilburg provided the detailed proposed budget for 2017. She said there are increases and decreases:
 - Postage & Mailing decrease due to HOAMCO contract.
 - Office Supplies decrease due to HOAMCO contract.
 - Travel/Mileage increase due to lawsuit trips to Albuquerque (Board members have not been claiming these trips in the past.)
 - Tax decrease due to credit from County due to overbilling last year.
 - Line Location Services increase due to road maintenance.
 - HOAMCO Contract decreased revised estimate to \$375/month deemed to be sufficient for our needs.

The Board also needs to agree on the proposed 10% increase for annual dues from \$690 to \$759 per lot (an increase of \$69/lot). The increase will provide the Association with a \$117,645 budget. With the increases/decreases noted above there is a \$3,000 surplus which the Board agreed will be reassigned to the Roads category which will increase the Roads budget from \$40k to \$43K. A motion was made to accept the SLPPOA 2017 draft budget. The motion was seconded. There were no oppositions.

8. **NEW BUSINESS:** Road bids discussed under Roads Committee Report (6.c.)

9. ACTION ITEMS:

- a. Road markers – Reference Roads Committee Report (6.c.)
- b. Thinning Applications - Mr. John Fredlund mentioned that regarding Firewise, thinning applications provided in one neighborhood/area can result in a better rate from the contractor.
- c. Abandoned well capping plan – Mr. Veverka stated that everything is sealed and nothing is outstanding. Mr. Otero mentioned that if Mr. Veverka needs to cement in the caps, he is available to help. Mr. Veverka said he will contact Mr. Otero next week.
- d. Levelcon Repair - Approximate dates, activity, and (volunteer support) below:

8/26/2016 - Installed & calibrated a new pressure sensor in Sys 2 Levelcon. (Harold C & Dave S)
8/31/2016 - 3volt batteries replaced in Sys 2 Isaacs transmitters. (Dave S)
9/3/2016 - 3volt batteries replaced in Sys 1 and Sys 2 Isaacs transmitters. (Dave S & Harold C)
9/16/2016 - Moved Sys 2 Levelcon 300 to pvc post near sensor. About 100 ft less wire. Do not know if this will impact reading. (Dave S)
9/21/2016 - Ordered & installed a new 8 volt battery in Sys 1 levelcon. (Dave S)
Hooked the sys 1 Levelcon up. Forced a reading. Seems to be working. (Dave S)
9/23/2016 - Reprogrammed old Sys 1 Levelcon...it is reporting ~ once an hour (Mark S)
10/6/2016 - After much troubleshooting & effort, the recommendation is to purchase a new Levelcon single channel unit (Verizon communication - \$15/month) to replace the old system (satellite communication - \$45/month) (Mark S, Dave S, Harold C)

10. ANNOUNCEMENTS:

- a. One of our members passed away.
- b. Change to SLPPOA Board email addresses will be forthcoming as soon as possible due to outgoing/incoming elected members. The current ones will be deleted.

11. NEXT MEETING:

The next Board meeting will be postponed to November 15, 2016 due to Election Day.

12. ADJOURNMENT: Meeting was adjourned at 8:32 p.m.

EXECUTIVE SESSION

PUBLIC meeting was re-adjourned at 8:56 p.m. for the purpose of accepting the August 9, 2016 Board Monthly Meeting Minutes. A motion was made to accept the August 9, 2016 meeting minutes. The motion was seconded. There were no oppositions.

Meeting adjourned at 8:57 p.m.

Submitted by: Lorraine Otero, Secretary