

SLPPOA Annual Meeting
September 14, 2024
Meeting called to order at 1403 by Scott DeWitt

Board Members present: Board Members Absent:

Ann Cooke
Scott DeWitt
Tersa Hansen
Angela Mielke
Donna Smith
Suzanne Star
Dave Stuedell
Tim Umscheid
Daniel Wirth

PRESIDENT- Scott DeWitt

Remembrance for Peter Veverka

Financial position is much stronger – Saved significant money by

1. Not hiring a water operator and having volunteers - \$20,000
2. Not doing a Financial Reserve study this year, since we know the reserve is inadequate - \$7,300 (put the money into the reserve).
3. Not doing an Engineering Study on the water system, as we already have an extensive and expensive list of the priority projects – \$23,000

Other highlights

A By-law amendment to implement a water billing system was not passed by the membership.

Held an Infrastructure and member feedback meeting in February 2024. Info package available.

A Special Assessment of \$300 per lot for 3 water infrastructure projects was passed by the membership.

VICE PRESIDENT- Ann Cook

In the course of this last year, the membership which attended a special meeting of the membership expressed strong interest in pursuing controls on the overuse of water. A proposal was developed but did not make it past the board for a formal vote of the membership. After extensive debate, it was decided to pursue a by-law change, and a by-law specific to this issue was drafted. The draft has yet to be taken up by the board, but in the meantime the board did define an overuse amount of 8,000 gallons per month for the purposes of a letter campaign notifying those that exceeded this limit. This amount is what SLPPOA can reliably deliver to every member, given the waters rights and distribution system. The letter campaign has had some success in that the first month had 16 letters sent out and in the second month only 6 member members used an excessive amount of water.

SECRETARY- Donna Smith

A new website is under development and the Board will continue to communicate frequently with members.

TREASURER- Suzanne Star

2023-2024 Financial Highlights

The water disconnect Bylaws remedy has been put into action-

eliminating most of our delinquent problems. Two long term past due-uncollectibles total - \$16,915.77 - liens filed, water disconnected.

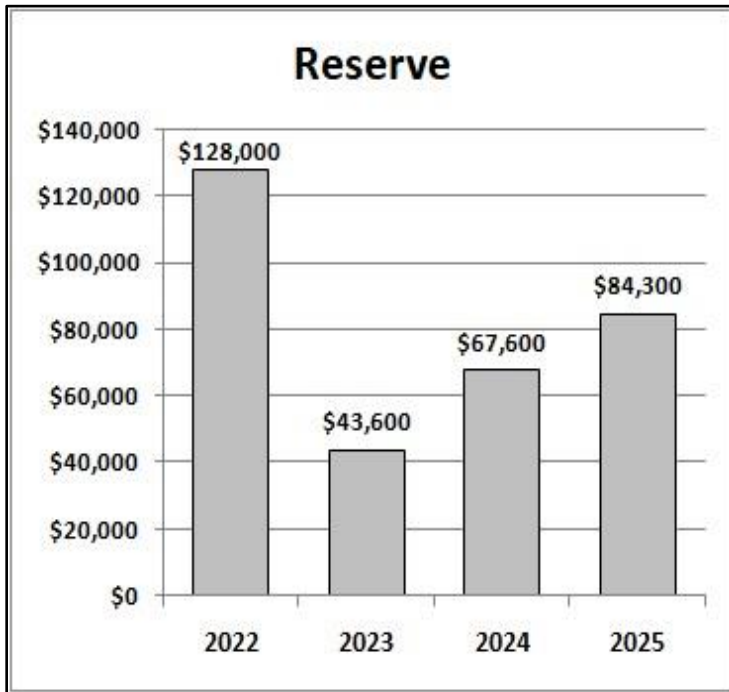
The financial oversight policy now extends to cover the Reserve Acct -

protecting association account funds from overspending

HOAMCO assessment invoices now include the Bylaws collection process

eliminating extra reminder mailings.

The Reserve account is making a comeback from the 2022 budget overrun. Based on a 2017 Reserve Study -2024 funding recommend amount - \$156,958



<u>Year</u>	<u>Recommended</u>
2016	\$85,918
2017	\$95,854
2018	\$105,733
2019	\$115,548
2020	\$123,263
2021	\$132,907
2022	\$140,356
2023	\$149,803
2024	\$156,958
2025	\$166,183
2026	\$161,561
2027	\$170,365

For the first time in association history, a water billing proposal to fund our water systems made it to a vote of the members.

Many thanks to the small crew of forward thinkers that developed the water billing proposal for a membership vote: Harold Corn, Paul Lisko, Barbara Van Ruyckevelt and Mary Moore. And to all those members that voted for it.

Financial Management Options

To adequately fund the community and its infrastructure is an expensive undertaking. Some options are short term and others are long term.

Determined By The Board - No Member Vote/Approval

Annual Assessments *(short term)*

The maximum increase allowable by the Bylaws is 10%. Increasing each year offers a minor inflationary contribution to the budget. But these increases are not sufficient to keep up with deferred maintenance and capital replacement/improvement projects.

Reserve Account *(short term)*

Funds exclusively to cover the cost of emergencies or major capital improvement projects. Currently the account balance is insufficient to address a large or catastrophic infrastructure failure.

Options Requiring Member Vote/Approval

Interim Assessments *(long term)*

Annual assessments may be increased more than 10% by the Board upon the affirmative vote of two-thirds (2/3) of the members to raise funds for community projects.

Special Assessments *(short term)*

Can be initiated to raise additional funds for specific projects.

Federal/state funding /low interest loans *(long term)*

Loans have been available for water system infrastructure upgrades, however our debt payback capability does not qualify SLP for loans.

Water billing (*long term*)

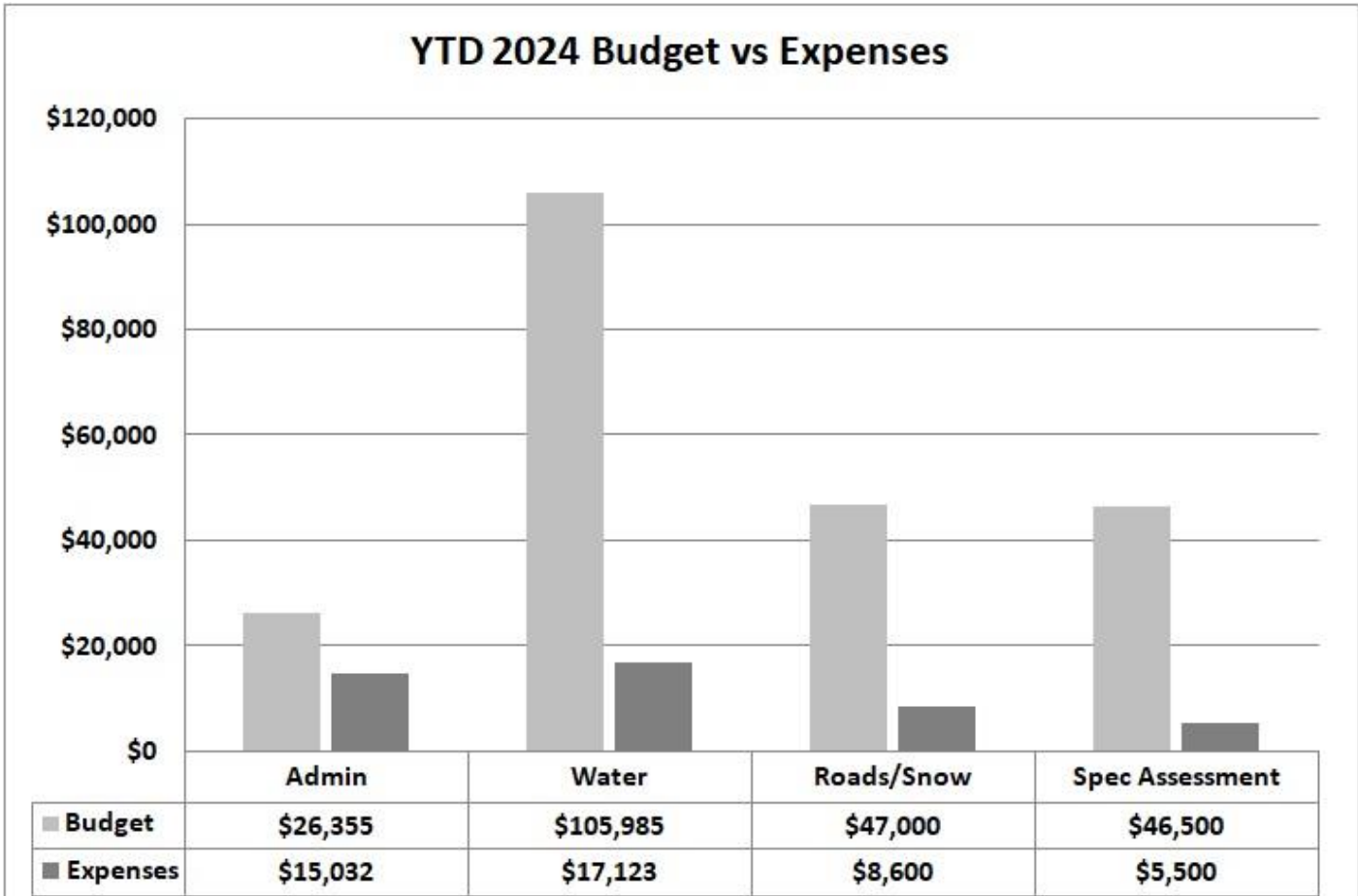
An independent system to fund, manage and maintain our water systems infrastructure upgrades and would enable more budget funds for roads upgrades and maintenance.

Star emphasized the importance of building the financial reserve. The reserve position has improved over the past couple of years; but is barely adequate to address the largest risk exposure – a well failure and replacement. The wells are approximately 366 feet deep and replacement would cost on the order of \$ 50 – 60K.

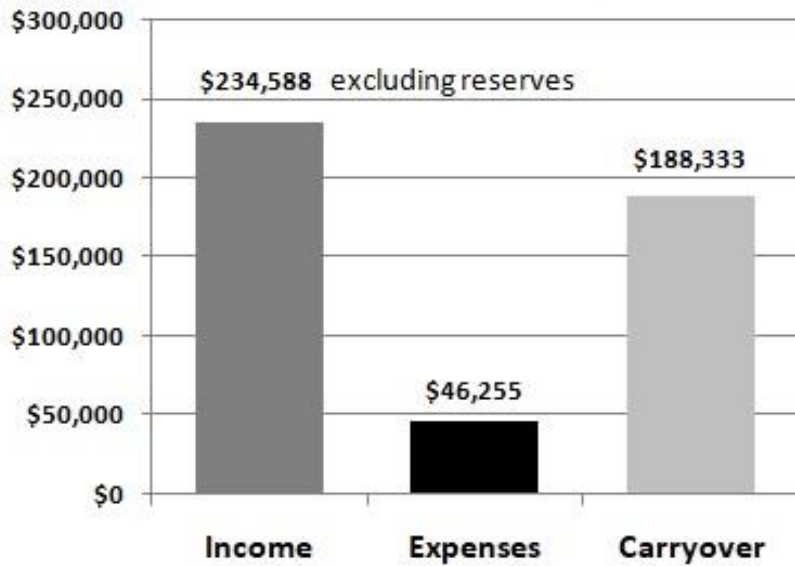
ADMINISTRATIVE	
OPERATIONS	Amount
Accounting	1,000
Gifts	360
Insurance	7,100
Legal	5,000
Liens/collection	400
Management	5,800
Travel	500
Office	3,400
Lock Box	45
Internet/website	2,000
Corp Report	60
Taxes - property	590
Taxes -state	100
	\$26,355

WATER SYSTEMS	
OPERATIONS	Amount
Service fees	3,000
Conservation fee	500
Utilities	8,500
System reports	7,000
MAINTENANCE	
Water operator	20,000
Sampling/Analysis	4,500
Water	62,485
	\$105,985
ROADS	
MAINTENANCE	
Roads	30,000
Snow	17,000
	\$47,000

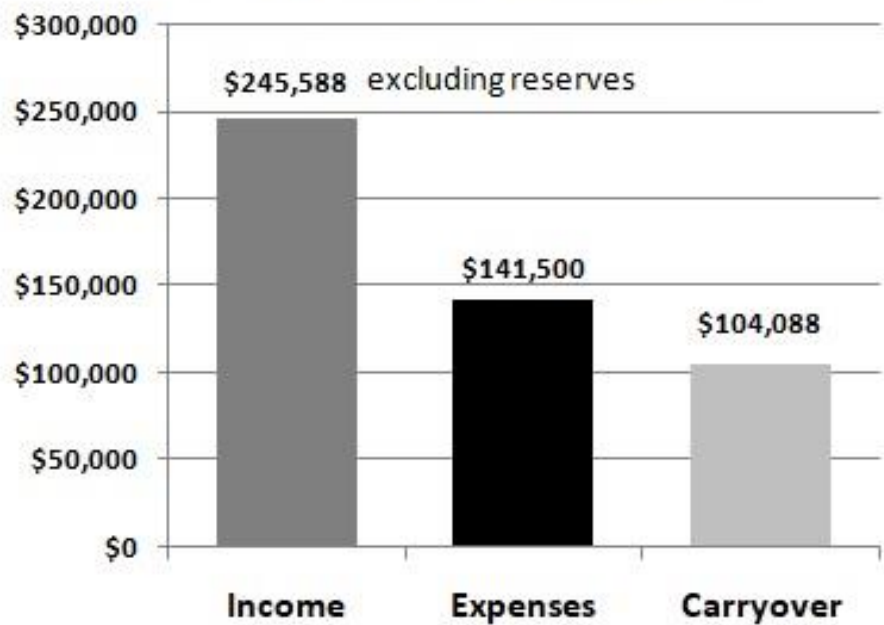
2024 SPECIAL ASSESSMENT	
PROJECTS	Amount
Replace Sys 2 PVC well lining	\$3,500
Ashley Lane Line Replacement	\$26,000
Ashley Lane Road Improvement	\$3,000
Aztec – Hovenweep Line Replacement	\$13,000
Aztec Road Improvement	\$1,300
	\$46,800



2024 YTD Income vs Expenses



2024 Proj Income vs Expenses



WATER – Tersa Hansen

Compliance

Monthly reporting to Office of the State Engineering completed.

Monthly Water Sampling completed and no issues identified.

Consumer Confidence Report issued and available on-line

Lead/Copper supply line inventory. The EPA and NM Drinking Water Bureau require as part of a Federal regulation, all water systems inventory the supply lines for the presence of lead piping. Lead in drinking water is a significant health hazard. This means that SLPPOA must check every household connection and document the presence or absence of lead piping. The initial inventory is due to the NM Drinking Water Bureau by October 16, 2024. This can be completed by certifying that the status for each property is UNKNOWN and the plan to inventory the system. After this step, we will begin checking each property.

Houses built after 1987 do not have lead supply lines, as they were banned. Properties built before 1987 will have to individually inspected.

Infrastructure

System 1

October 2023 – Nov 2023

System 1 abandoned Meadow Line / main line project by Fire Station connected. Meters and valves moved and repaired

DCS Enterprises with Corn oversight.

Cost \$7,868.26

March – Trilobite/Corphyodon –

Outage 2 1/2 days for part of Units 3 and 10

Repair Cost – Appx \$750 (parts were in inventory)

System 2

Sept 2023 – Oct 2023

Reconstructed erosion damage around System 2 booster line caused by Cerro Pelado burn scar runoff. Gabbions and catchment pond installed–

DCS Enterprises with Harold Corn, Josh Toeniss and Daniel Wirth

Cost \$6,049.13

Sept 2023 – Oct 2023 Calypso Branch line replacement (freezing due to erosion exposure)

Cost \$11,355.38

Road Repair \$8,490

March – System 2 booster line – Outage for temporary repair on day 8

Repair Cost - \$3,472.6

Water Levels in well

Measured every 6 months by NM Tech. Water levels are stable and have risen slightly over the last several years.

Aggregate Water Use

We have 60 acre feet of water rights or 19,551,060 gallons of water to use per year. We are currently using just under 8,000,000 gallons of water in total.

July – December 2023 - 3,976,449

January – June 2024 - 3,642,117

Distribution System

System 1 continues to have a leak of ~38% or 3.6 gpm

Meter Issues - 2 meters have failed and were removed – use is not measured

System 2 continues to have a gain.

Meter Issues - one meter has been tested and appears measure high

Leak Notices and Excess Water Use notices are being sent out to encourage members to address issues on their properties. Excess water use is defined as more than 8,000 per month. This is what SLPPOA can reliably deliver to every member given the water rights we have and the system leakage.

NM811 Compliance

We missed a couple of 811 responses and the State issued a fine (\$811 per occurrence). Jonathan Morris and Harold Corn developed a response plan and asked the State for abeyance of the fine. It was granted. Jonathan and Harold have kept up with the tickets and Keith Rigney volunteered to take over this responsibility.

Special Assessment Projects

A water system special assessment was passed for \$300 per member on May 4, 2024 to address three projects

Forest Road 10 well drop pipe was replaced in July. Cost was \$5481.55, which exceeded the initial estimate of \$3000.

Cost Breakdown	Costs
Initial Estimate	\$3,000.00
Cost Increases since Estimate	\$1,074.56
Broken pitless connector and second trip charge	\$1,406.99
Total Project Cost	\$5,481.55

Ashley Lane and Aztec Lane Line Replacements

We have had difficulty in finding a qualified contractor for these projects with acceptable cost estimates. As these projects are needed for the system, we continue to work to identify an appropriate contractor.

Tiffany Trent asked about assistance finding water leaks. At one time, SLPPOA had a device to listen for leaks. We believe it is broken, but will track it down and find out. Carl Hansen volunteered to do this. One other member has TLC Plumbing coming to try to find a leak on their property. If the member finds this useful, we will also pass along that information.

ROADS – Dave Stuedell and Angela Mielke

Stuedell reviewed the road work and expenses for the current and past years:

2021 SLPPOA spent \$40,750 for grading

2022 Cerro Pelado burn scar erosion. SLPPOA spent \$26,000 for remediation, \$750 for fill material and \$32,000 for grading

2023 – no grading was performed due to budget issues and the roads being in reasonable condition

2024 – Leeder, who has done grading in the past, bid \$30,000 for 3 days of road grading and compacting in the Association. Simple grading of the roads will not do the road repairs that are needed. It will only remove yet more road. Mielke reviewed the fall plan for road work. SLPPOA will rent equipment and purchase fill material to address the most problematic roads - Upper Los Griegos, Cerro Pelado, Aspen Grove, Trilobite/Eohippus and Coryphodon.

Members were asked to identify any additional spots that need work. The final road plan will be adopted at the Board meeting after the Annual Meeting.

Members were reminded that culverts need to be cleaned to preserve drainage paths and protect the roads. Members needing assistance can contact the Board.

Donald Cash asked about new road preserving technologies and their application within SLP. The plan is to get the condition generally passable condition and then have a long-term plan for additional improvements and upgrades.

Brian Hasenauer asked about holding the USFS accountable for damages and expenses post Cerro Pelado fire. DeWitt replied that as this point, the only remedy seems to be legal and we are in contact with an attorney to learn more about this.

Cinder House – SLPPOA needs a structure of some type to store and protect the road cinders that are needed over the winter. The tarping system, while using a very good tarp, is inadequate. The cinders get wet and freeze into an unusable mass. The Board is investigating options for this.

The snowplowing contact is almost ready to be signed. We appreciate the work that Jonathan Morris has done maintaining our access over the winters and look forward to working with Danny Blewer as a new contractor.

ARCHITECTURAL— Daniel Wirth

Wirth reminded members to get Architecture approval before construction. Forms and instructions are on the SLPPOA website.

LEGAL—Suzanne Star

No report

FIREWISE-

The NFPA (National Fire Protection Agency) declined to renew the JMFA (Jemez Mountain Firewise Association) Firewise Community status, due to the lack of a CWPP (Community Wide Protection Plan),

which is the responsibility of Sandoval County to provide. While a short synopsis was submitted to satisfy the requirement, the NFPA bureaucracy and New Mexico representative ignored all attempts at communication to reach any accommodation. My personal opinion is that the NFPA would like to wind down this effort nationwide and is un-motivated to support any future efforts.

Meanwhile, SLPPOA is still struggling with erosion issues. The increased water flow through the association off the Cerro Pelado burn scar has resulted in road and property damage. Again, the bureaucracy of those government organizations that are proposed to help homeowners or the association are not flexible enough to deal with both internal private ownership and association easements. The association continues to work with the Forest Service to mitigate the water flow, and I would like to thank Donna Smith and Scott DeWitt for the commitment and persistence in keeping the conversation going over this last year.

PARKS-

No report

LONG RANGE PLANNING – Tim Umscheid

Topics addressed under roads and water

2024/2025 BOARD MEMBER ELECTION

Thank Suzanne Star and Dave Stuedell for their service on the Board

ADJOURNMENT

Elections:

Nominee	Votes	Position	Term
Cooke	11	9	
D’Anna	51	7	1 year
Gould	105	1	3 year
Mielke	55	6	2 year
Rigney	57	5	2 year
Smith	70	3	3 year
Swicegood	60	4	2 year
Umschied	85	2	3 year
Wirth	33	8	1 year

William Stellweg, Sandy Partridge, Donna Smith, Ann Cooke, Scott DeWitt opened, counted and tallied ballots. Tera Hansen, Matthias Hochanadel, Carl Hansen, Angela Mielke, Daniel Wirth also observed.

Board meeting to follow Annual Meeting

Elect Board Officers and Chairs

Approve Roads plan

Meeting adjourned at 1518.

Next Board Meeting
September 14, 2024
Post Annual Meeting

Regular Board Meeting
October 8, 2024
1830
LCVFD Station #2

Members in Attendance (not necessarily a complete list)

Donna Smith
Scott DeWitt
Ann Cooke
Windee Brunish
Elizabeth Swicegood
Tim Erickson
Daniel Wirth
Angel Mielke
Suzanne Star
Ed Partridge
Sandy Partridge
Marie Sibrell
Chery Brophy (Souder)
Joe Brophy
Maureen O'Brien
Richard Rodolph
Keith Rigney
Tiffany Trent
William Stellwag
Tamara Weary
Matthias Hochanadel
Harold Corn
Carolyn Corn
Carl Hansen
Tersa Hansen
Tim Umscheid
Donald Cash
Kurth Standley
Brian Hasenauer
David Stuedell
Melissa Hardcastle
Anne Galyean
Ashely D'Anna
Holly Gould
Scott Gould