

@April 9, 2024 SLPPOA Meeting

6:34PM

Board Members Present

Scott DeWitt	Ann Cooke
Suzanne Star	Donna Smith
Daniel Wirth	Farita Rasnim
Angela Mielke	Dave Stuedell

Ann makes a motion to approve the agenda. Dave seconds. All in favor. Motion passes.

President ☐ Scott Dewitt

- Scott makes a motion to require board approval before engagement of an attorney. Ann seconds. All in favor. Motion passes 8☐0.
- Barbara has resigned from the board. Scott makes a motion to appoint Tim Umscheid as Barbara's replacement, as the new Long-Range Planning Chair. All in favor. Motion passes 8☐0.
- Ann makes a motion to proceed with the second vote on the Special Assessment for the 3 water projects proposed for 2024. Scott seconds that.
 - Donna ☐ Summary of the Special Assessment voting results (insert Donna's email info)
 - Suzanne ☐ Opinion that the reduced quorum would essentially allow a minority of the 155 residents to decide for everyone.
 - Dave & Tim ☐ Maybe we can reach out to those who are not voting to ask them why they aren't participating
 - Donna ☐ Everybody in the membership will get a second vote, no matter if they voted in the first vote, or not
 - Donna ☐ Does the envelope of the vote ballot require the signature in order to count the ballot? For now, yes.
 - All in favor except Suzanne Star. Motion passes 8☐1.

VP ☐ Ann Cooke

Excessive water use penalty was discussed informally at the meeting for the Special Assessment vote. Vote to go out in June. Ann will send out a cover letter to for Board approval at a meeting before that time.

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- No answer yet from attorney whether it has to be a By Law change or a policy

Secretary ☐ Farita Tasnim

- Angela likes to make a motion to start the investigation for broadcasting monthly meetings via something like Zoom to. Tim seconds.
 - Donna - suggests we investigate the cost
 - Keith Rigney - we used to have a Zoom membership for \$160/yr (to record meetings + have 1TB storage) that the board could choose to start up again.
 - All in favor. Motion passes 9☐0.

Treasurer ☐ Suzanne Star

- Insert Suzanne's document here
- Donna makes a motion to approve the March financials as prepared by HOAMCO. Angela seconds. All in favor. Motion passes 9☐0.
- Donna makes a motion to accept Suzanne's revised Annual Assessment Policy (insert attachment). Ann seconds. All in favor. Motion passes 9☐0.
- Donna makes a motion to allocate \$7300 from the 37K surplus into the financial reserves this year. Angela seconds. All in favor. Motion passes 9☐0.
- Jemez Electric Coop invoice we've been sitting on for a while for the 811 locate from March 2022 ☐ 5K bill ☐ It will have to be paid, no motion required.

Water

- Quarter million gallons pumped from each well last month
- Chlorine levels ok, on the low end of the acceptable range

System 2 leak was huge - no water surfaced - took 5 days to find after

- Need to set up charge accounts for multiple different suppliers (Baker, Ferguson, etc.) Suzanne will need to set this up through HOAMCO
- Need to mark location of main line every time it's dug up - ideally GPS coordinates of every joint location
- Tim estimates 1.5 - 2 weeks for permanent parts to come in to finalize the repair.
- Angela - SOP for Water System Operations (insert attached document)
- Water Operator
 - Donna suggests we stop looking for a water operator. Frank Naranjo is the state certified water operator.
- Discussion about Bootzin water request - Well permit from state binds the Association.

Roads

- We're having issues with who owns the road grading fix - county? USFS? New Forest Service Ranger Goldstein wants to come to work on FR10. Scott will try to call again tomorrow.
- Tim - need to fix a lot of the drainage, could use volunteer efforts but we need to gather volunteers and look into cost of rental equipment
- Angela - Also we need a lot more material. Maybe we can expand the roads wider, one section at a time
- Dave - It's 30K with or without compactor.
- Ann makes a motion to get the road grading done in May. Donna seconds. 2 in favor (Angela, Donna) - rest opposed. Motion fails. So the grading will be done in August/September
- We will need to look into other options

Architectural

Had one denial - would have extended in the setback. They will submit another request

Legal, Firewise, Parks, Long Range Planning

- Angela suggests we thin the parks
- Blast out the meeting time and day in the SLPPOA list server
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Next meeting is May 14, 2024

Adjourned 8:47PM