

SLPPOA Board of Directors Meeting

July 9, 2024

Meeting called to order at 6:31 pm by Scott DeWitt

Board Members present:

Ann Cooke
Scott DeWitt
Donna Smith
Suzanne Star
David Stuedell
Tim Umscheid
Daniel Wirth

Board Members Absent:

Angela Mielke

LCVFD Representative

SLPPOA Members Present

Farita Tasnim
Ashley D'Anna
Eric Verret
Russell Gibbons
Linda Tran
Daniel Langford
Matthew McCleary
Mary Moore
Scott Gould
Holly Gould
Harold Corn

Agenda Approval –

An agenda item under roads was added to the distributed agenda.

Cooke motioned and Star seconded

Agenda Approved 7-0

Minutes Approval –

Minutes for June 2024 were previously distributed and correcting included.

Umscheid motion for approval, Star seconded

Approved 7-0

President's Report – Scott DeWitt

Farita Tasnim resigned from the Board.

Daniel Wirth stepped down from the Water Chair position and is willing to take on the Architecture Chair position.

DeWitt motioned to appoint Wirth to the Architecture Chair, Star seconded.

The discussion about shuffling Board members around the various Chair positions ensued, with Umschied expressing serious concerns about Board members commitment and availability to do the jobs they agree to and the practice of shuffling jobs around. Smith and Star pointed out that the Board sometimes has had to do this due to members' availability, members resignations, and the nature of managing a volunteer organization.

There was additional discussion of appointing a new Water Chair and while there was willingness from one Association member to join the Board and take the Architecture position, they did not want to take on the Water Chair position.

Vote on appointing Wirth as Architecture Chair – Yes 4 No 2 Abstain 1

DeWitt motion to appoint Tersa Hansen to the Board to fill the current vacancy, Cooke seconded.
Yes 7 No 0

Star motion to appoint Tersa Hansen to the Water Chair position, DeWitt seconded
Yes 7 No 0

Response to Bob Bootzin and Catherine Coulter questions of April 29, 2024.

During the Executive Session on June 11, 2024, the Board set the membership fee for a new lot joining SLPPOA at \$5,000. The decision on how long that rate was applicable was not resolved.

Star motion that the rate may be adjusted at any time subject to ongoing Association costs.

Dewitt seconded.

Approved 8/0

Smith will send the reply letter to Bob Bootzin and Catherine Coulter.

DeWitt met with Cheryl Souter and Joe Brophy to discuss the fire access issue on Aspen Grove where trees and brush along the road easement have created an emergency access hazard. Cooke pointed out that while SLPPOA has an easement for the road, the trees belong to the individual landowners. In the past many have not wanted to thin trees. SLPPOA does not have the authority to cut trees without permission. This is likely a community engagement topic and the Board could facilitate this effort. DeWitt will convene a discussion with the owners along this section of road to develop a plan to improve the emergency and fire access.

Vice President - -Ann Cooke

Excess Water use – A By-law amendment to address excess water use has been drafted and sent to the Board members. Smith noted that as By-law changes are consequential actions, there needs to be a thoughtful discussion by the Board. Action on the draft was tabled and Board will convene a work session to discuss the draft By-law amendment.

The Board work session on excess water in May noted that an education effort was appropriate for membership to understand water use and excess use. Smith has drafted a letter to notify members of their excessive use, but Board agreement on the threshold to define excessive use is needed. There were several thresholds possible to define excessive, everything from 3,000 gallons per month to 12,000 gallons per month.

Star noted that with water billing, this would be a non-issue. Arguments were made for several different thresholds. The SLPPOA water rights are 10,548 gallons per member per month, not accounting for system leaks. Average use, by lots that used water, was 2873 gallons per month in June 2024 and 4134 gallons per month in July 2024. Members in attendance voiced their support for efforts to curb excessive water use and in many cases, setting the threshold on the lower side. Cooke motioned to set the initial excess water use threshold at 8,000 gallons per month, DeWitt seconded.

Yes 5 No 3 Abstain 1

The 8,000 gallons per month threshold will be used to educate members on the water use and excessive use. Notices to excessive users will be sent by the Secretary initially. This threshold may be changed by the Board in the future as experience is gained in this effort.

Secretary - Donna Smith

Website – Bobby Eaton supplied a proposal to develop and host a new SLPPOA website to address the issues identified in the June Board meeting. There was consensus that SLPPOA needs a new improved and more useful website for the members. There is concern about losing the slppoa.org domain name and email addresses.

Smith will discuss this with Eaton, and Star and Stuedell will investigate getting control of the domain name currently hosted on GoDaddy.

DeWitt motion to engage Eaton to develop a new website. Umscheid seconded.

Yes 7 Abstain 1

New member letter and brochure – at some point, SLPPOA stopped sending a welcome letter and information package to new members. Smith and Star developed a new letter and brochure, which has been sent to the Board for review. Stuedell has a few additional comments, which Smith will incorporate. The package will be sent electronically to all current members, posted on the website and sent individually to new members as they join the Association.

Email forwarding item on the agenda has been resolved and no discussion or action needed.

Treasurer Report – Suzanne Star (Not sure if I caught all of your updates to this)

Financial Summary

As of June 30, 2024

Budget - \$187,764

Op acct- \$ 206,673.18

Res acct \$ 79,183.81

Special Assessment - \$24,717.78

Total Cash \$-231,390.95 (excluding Reserve)

Available surplus cash - \$43,626.96

Annual Assessment ~18,000

Collectible Account \$2,260

Uncollectible Accounts \$16,589.30 – Liens and water shutoffs in place

Special Assessment accounts receivable - \$21,869.89

Smith motioned, Umscheid seconded to approve the June 2024 Financial Statement.

Water

A team report for water activities:

Tersa Hansen and Matthias Hohanadel read the meters and Star processed the data.

System 1 529,302 gallons produced, 179,517 gallons leak (34% or 4.2 gpm)

System 2 204,020 gallons produced, -4290 gallons leak

Wirth reported the well data to the Office of the State Engineer.

Star needs well production numbers for Jan – June 2024 from Wirth to pay the State Water Conservation fee.

Keith Rigney replaced the controller batteries in the System 2 Levelcon. The sensor battery was not replaced he did not have one. Batteries required

Sensor Battery: CR17345 (1)

Controller Battery: AA (4) High grade lithium batteries recommended.

Star reported that water lab sample test report results for both systems were absent total coliform and E. coli.

Equipment/Infrastructure

A water resistant well log notebook (orange, Write-in-the-Rain brand) is located in each well house and booster station. Previous notice went out to the Board and water team.

FR10 Well drop pipe replacement, which is funded by the Special Assessment was started on July 9, 2024 and is underway. The pitless connector broke and the Hydrogeologic Services (HGS) will pick up a new one and return on July 10 to finish the installation and get the well on-line. The drop pipe was replaced, a new torque arrestor was installed, and a sounding tub was installed.

HGS checked the Hovenweep Well pressure tank. It is set for 100psi and is functioning correctly. Issues identified during this check were:

1. No pressure relief valve was installed on the tank.
2. A drain was not installed on the tank for testing and servicing.
3. Plumbing in the well house is a combo of galvanized, PVC and brass. Evidence of corrosion. A replumbing would simplify the system, provide a drain capability and cleaner operation.

The FR10 Fire Hydrant parts ordered and received were not correct and not all the parts needed were ordered. Tim Umschied will work on this project to get the correct parts and get them installed.

Tersa Hansen has identified the broken parts in two household meters that were not functioning. She will work on getting the parts and getting the meter functional.

Special Assessment Projects

FR10 Well Drop Pipe Replacement – HGS work underway

Ashley/Aztec Water Line RFQ

One bid received from Sierra Valley Contractors.

Bid under review. Will request the detailed parts list for the projects, as they are very expensive.

One partial bid from Danny Blewer for Ashely Lane.

Decisions pending reviews

Roads – Dave Stuedell and Angela Mielke

The RFQ for 2024 road grading

Leeder - \$30,000

Sierra Vally Contractors - \$10,287.9

As we have not worked with this company a couple of questions on equipment and compaction, that Smith will send.

Cooke motion to authorize \$30,000 for roads for Sierra Valley, DeWitt seconded.

Smith will follow up with contractor.

Snow plowing –

Board agreed to engage Danny Blewer in a snow plowing contract. Draft contract previously sent to the Board. Need to resolve, who plows Hovenweep and add it to the contract if necessary and plowing FR10 from Blount's driveway to Aspen Grove.

Calypso/Aspen Grove culverts –

Sierra Vally Contractors submitted a bid of \$34,087.01 to rebuild the drainage system. Current culverts are undersized in diameter and too short for the road. Erosion is occurring between the culverts. Bid is to replace with one 4 foot culvert that is longer, add material to the road to correct the drainage and slope and correct the drainage on Aspen Grove above the culvert. Scott Gould volunteered dirt from his property for the project to bring down the cost of materials.

Judy Kilburg has asked for culvert work at her property on Shannon's Way. Mielke and Smith will inspect the site and agreed with Kilburg for her to engage a contractor and submit the bill for the culverts to SLPPOA as a cost share. Works needs to be done and there is road erosion due to the damaged culverts.

Matthew McCleary asked about the lock and access from High Road to the FR. Stuedell and Lisko are going to check the hardware to determine how to address the locking requirements.

Architecture – Donna Smith

Architecture Approvals - Garage on Cerro Pelado, Carport on Bonito Way and Garage/shop on Trilobite.

Blighted Property – awaiting Sandoval County Zoning inspection.

FireWise

Parks

No report.

Long-Term Planning

Need a structure for the road cinders. The current tarping system did not work adequately last winter.

Old Business

Common area parking. Parking by Permit Only sign is up. All parked vehicles and building materials have been removed.

Star proposed a Common Area Parking Policy. There was some discussion about how long a vehicle can be parked before towing.

Star motioned to adopt the proposed policy, Umschied seconded.

Yes 5, No 2 Abstain 1

Star checked with the SLPPOA insurance about paying volunteers for equipment use. If they are paid, they do not have the liability protections of a volunteer. They need to carry liability insurance. Question were raised such as “Should SLPPOA bring them under the SLPPOA liability policy? Does this create an employment relationship?” The issue was tabled with no action.

New Business

Notice to members for Board elections is prepared and ready to send out to members.

Those wishing to serve on the Board should submit a brief bio and statement of interest for the members to be included with the ballots by August 1, 2024 to be on the ballot. The notice to members will include the summary of tasks for each Board position or Chair position.

Ballots and notices for the September 14, 2024 Annual meeting need to be mailed no later and August 30 (15 days prior to the meeting)

Member Comments, Questions, Issues

One member noted there had been a Facebook discussion about a noise and loud party. He asked if there any specific restrictions, requirements, etc. DeWitt noted there is nothing in the By-Laws or Covenants to address this other than a prohibition against obnoxious situations and nuisances. Most people abide by being good neighbors and respecting the quiet of the forest. Specific situations can be addressed by called the Sandoval County Sheriff for loud parties etc after 10pm.

This topic will be included in the next SLPPOA newsletter.

LCVFD

No report

No Executive Session required

Meeting adjourned at 2032.

Next Board Meeting;

August 13, 2024

18:30

LCVFD Station 2