

SLPPOA Board of Directors Meeting

June 11, 2024

Meeting called to order at 6:34 pm by Scott DeWitt

**Board Members present:**

Ann Cooke  
Suzanne Star  
Donna Smith  
Tim Umscheid  
Angela Mielke  
David Stuedell  
Scott DeWitt

**Board Members Absent:**

Daniel Wirth  
Farita Tasnim

**SLPPOA Members Present**

Elizabeth Swicegood  
Kurt Standley  
Lawerance Menard  
Harold Corn  
Scott Gould

**LCVFD Representative**

**Agenda Approval –**

An agenda item under roads was added to the distributed agenda.  
Cooke Motioned and DeWitt Seconded  
Agenda Approved 6-0

**Minutes Approval –**

Minutes for March, April and May 2024 were previously distributed and correcting included.  
Umscheid Motion for approval, DeWitt Seconded  
Approved 6-0

**President's Report – Scott DeWitt**

DeWitt was unable to move his 6x6 due to other vehicles being parked and now a delivery of pipe for a neighboring property outside SLPPOA blocks his truck removal. He plans to move it in the near future.

DeWitt will check with the pipe owner on his plans to remove and request the site be left in a clean condition, should he cut the pipe in place.

The day for Board meetings was discussed, as there was a suggestion that moving it to Thursdays would be more convenient for members. Cooke polled the Board and there was not consensus to change the meeting day. Meeting will continue to be on the 2<sup>nd</sup> Tuesday of the month.

Prior to the meeting, Farita Tasnim requested she step down as Secretary and Donna Smith be appointed. She also suggested that she take the Architecture Chair duties.

There was a discussion about why Tasnim wanted to step down, did she have the time and capability to take the Architecture Chair duties. One member asked why the Board would assign duties and not put a new Board member on to take the duties. It was explained that there are 9 positions on the Board and they are all filled. To appoint another person would require removal of Board member to make a position available.

Stuedell motioned, Umscheid seconded to remove Tasnim from the Board. Star stated that she would not agree to such an action without giving Tasnim an opportunity to discuss her desire and

ability to function as a Board member. DeWitt will talk with both Tasnim and Wirth about their willingness and availability to serve on the Board. Stuedell withdrew his motion. DeWitt motioned and Cooke seconded to appoint Smith to the Secretary position. Motion carried 7-0.

**Vice President** - -Ann Cooke

The Board received the response from the attorney on the questions posed regarding the Excess Water Use policy. Due to the complexity of the answers and the need to spend some considered time discussing them, the Board scheduled a work session for June 18, 2024 at 6:30 to discuss the Excess Water Use policy. Smith will send a notice to membership about this work session.

**Secretary** - Donna Smith

File cleanup – Smith as started on cleaning up the SLPPOA files.

Documentation, invoices, project descriptions, etc for any infrastructure will be filed by the infrastructure (eg, FR10 well, booster station, System 1 distribution lines). Personally identifying old records, such as checks, bankruptcies, etc will be shredded.

Star asked that minutes missing from the website for Nov and Dec be uploaded to the website.

Smith will contact Tasnim to locate the minutes.

SLPPOA Website – Smith met with Bobby Eaton, a SLPPOA resident, about a new SLPPOA website. Issues identified with the current website include:

1. The current website was developed in ~2006 and is not a secure website.
2. The current site requires 2 factor authentication to make real changes and at this point we don't know who put that on or how to get out of it. – Mike Schacht comment
3. The look and navigation is dated and clunky compared to newer sites.
4. Much of the material is dated (some old policies are still on the site in addition to the newer policies).
5. The site requires management of a log-in system. Residents have to log-in to access some parts, while other are visible. Many users do not know what information is available that requires a log-in.
6. Managing passwords is problematic.
7. The current webmaster lives in Idaho and would be glad to get out of maintaining the website.

Given these issues, the recommendation is to develop a new website. Eaton is developing a proposal for the Board for this activity.

**Treasurer Report** – Suzanne Star

Financial Summary

As of May 31, 2024

Budget - \$187,764

Op acct- \$ 209,124.90

Res acct \$ 78,482.38

New acct opened for SA- \$0

Total Cash \$-  
\$ 255,124 available cash (including \$46,000 expected from SA)  
\$ 23,909.68 accounts receivable (11 delinquents) 3 to turn off July 1  
Water service disconnect/intent to lien letters mailed, giving the required 30 day legal notice.  
Specifics of those member affected to be discussed in Executive Session  
Umscheid motioned, Smith seconded to approve the May 2024 Financial Statement.

Special Assessment invoices for \$300 were mailed by HOAMCO by June 1, 2024 with a July 1, 2024 due date.

Star reminded the Board of the Financial Oversight Policy and the need to review and approve expenditures over \$500.

There was a discussion about paying SLPPOA members for use of their equipment on SLPPOA projects, for example, excavators, skidsters and tractors.

Cook motioned and Umscheid seconded to approve a \$40 per hour reimbursement rate for members for their equipment. Star will check with the insurance company on the SLPPOA liability insurance for such work.

### **Water**

Star reported the leak rate for May estimated on System 1 – 45%, on System 2 minus 2%. Smith requested that the leak report also be listed in gpm, which can be more easily correlated with the well production and is an absolute measure of leaks. The May leaks reported this way would be System 1 – 4.1 gpm and System 2 – the negative leak remains an issue for investigation.

Smith noted that for comparison, the in Feb 2022 the System 1 leak rate was 8gpm and System 2 1.7 gpm. Line replacements on System 1 most likely accounts for this reduction in leaks.

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

Smith reported that the June meter readings were completed by volunteers, Harold Corn, Tersa Hansen and Matthias Hochanadel. Wirth reported the well production data to the Office of the State Engineer but has not sent the household leak notices.

Maintenance issues identified:

Two meters are reading but reporting 0 usage which is incorrect as the houses are occupied. Harold Corn pulled these meters for service. It was reported that one meter that was running backwards has been fixed.

Final project summaries are completed for the Coryphodon/Trilobite leak and the System 2 Booster line leak, with one bill for equipment use that may be outstanding.

Special Assessment Projects

FR10 Well Drop Pipe Replacement – 3 quotes were solicited and 2 received.

Rodgers & Co – Total Cost \$5,340.24

HGS – Total Cost \$ 3,838.4

Rodgers & Co recommended galvanized pipe to accommodate the 5 hp pump.

HGS recommended PVC with a torque arrestor given the water chemistry.

As we have had issues with corrosion with a galvanized pipe in the Aspen well and corrosion contributed to failure of the original FR10 well, we decided to select HGS.

Smith will ask HGS two questions and with the answers request an electronic vote to approve the project.

1. Would Sch 120 PVC be better for the well than Sch 80?
2. Can they service the pressure tank at the Hovenweep well to make sure it is functioning properly?

One member asked about the well water level recovery during and after pumping and was assured that the recovery is quick and the water levels are not dropping.

Water Line replacement RFQ has been issued and Smith and Harold Corn met with Danny Blewer to review the projects on site. He is preparing quotes for both. The Aztec line replacement seem very straightforward and likely will impact only 4 residences for a short period of time. The Ashly line replacement is more problematic, as

1. the road is very narrow and the only access to several residences. An access plan needs to be developed.
2. The water line is also the only line connecting the System 1 tanks to Units 1,2 and 3. The plan to assure water to the Units 1 2 and 3 will also be addressed.

The May 30, water operations meeting was mentioned and a review of that meeting was distributed to the Board previously.

**Roads** – Dave Stuedell and Angela Mielke

The RFQ for 2024 road grading has been released.

Snow plowing – the current contractor for snowplowing, Jonathan Morris, is moving and a new contractor is required. Danny Blewer would like the contract and has procured additional equipment. Stuedell and Mielke will work on a new contract with him which is essentially the same as the Morris contact (12 plowings at \$1,500) with the addition of a clause that plowing that excess of 12 per year will be an additional charge of \$1,500 each.

Calypso/Aspen Grove culverts – The Board received a proposal from Morris to build headwalls for the culverts as they have been damaged by vehicles at the edge of the road. After some discussion, it was decided to ask Kurt Standley to inspect the site, and ask the road grading contractors for input for Stuedell and Mielke to develop a plan to stabilize the site.

Judy Kilburg has asked for culvert work at her property on Shannon's Way. Mielke and Smith will inspect the site and make a recommendation.

RV Parking in the Mesa Verde Easement – a resident has a large 5<sup>th</sup> wheel trailer parked in the easement on Mesa Verde Road which blocks the cul de sac and will impede road grading and snow plowing and emergency access. Mielke will draft a letter for review by the Board requesting removal of the trailer and appropriate parking.

## **Architecture – Donna Smith**

Architecture Approvals - none active

Smith reported that Sandoval County has received the request to address an unoccupied, abandoned blighted property on Bonito Way, County Zone Compliance is expected to inspect during the week of June 10, 2024.

## **FireWise**

Members can continue to apply for thinning grants. The funds are all currently allocated, but if an approved applicant drops out, funds may be made available.

Stuedell reported that Paul Lisko requested the purchase of locks for the gate between High Road and a Santa Fe National Forest Service road. Stuedell will revisit the issue with Lisko.

## **Parks**

No report.

## **Long-Term Planning**

Umscheid identified three main topics to address in planning

1. Road solutions – need to review the options for improving the roads in a long-term manner, which may require a Special Assessment, and/or buying or renting equipment.
2. Creating a Fire Evacuation Map for residents
  - a. Developing a plan for thinning hazards and to create areas for snow removal.
3. Creating a updated water map with a 5-10 year plan

## **Old Business**

Common area parking. Smith has not yet purchased the signs for Authorized Parking/Use Only. Star identified the difficulty of enforcing the parking in common areas, but no conclusion on the appropriate approach was reached.

## **New Business**

Nominations for the 2024-2025 Board need to be solicited and in place to mail to members by mid-August. There are 8 Board positions that will be open. DeWitt has one year remaining on his term.

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.

Star has drafted a summary of the tasks for each Board position or Chair position. She will send that out the Board for review and comment. It is important that those wishing to serve on the Board understand the job responsibilities and time requirements. Smith will send information to the membership and begin collecting their summaries of interest and biographies.

## **LCVFD**

No report

Meeting adjourned at 2024.

Next Board Meeting;  
July 9, 2024  
18:30  
LCVFD Station 2

**Board Executive Session**

The following topics were discussed during the Executive Session:

1. Members with delinquent accounts and water shutoffs scheduled for July 2024.  
Members who have not paid by July 1 are subject to shutoff.
2. Response to Bootzin on the fee for new lots joining SLPPOA. Smith will draft a response to the Bootzin/Coulter email of April 29 for the Board's review.