

@March 12, 2024 SLPPOA Meeting

Not present:

Scott, Dave

Ann motions to accept the agenda as amended. Suzanne seconds. Motion passes.

Donna motions to accept the minutes from Nov, Dec, Jan, Feb as corrected. Suzanne seconds. Motion passes.

President ☐ Scott Dewitt

Not present

Vice President ☐ Ann Cooke

Discussing Bootzin’s request to join SLPPOA Donna:

- Bylaws define eligible lot as one that was originally platted with the county
- So, the request is to supply water out of the Association
- Also the current by-laws do not allow incorporating this property with the house (where the water is requested) into SLPPOA
- Also a precedent was set by denying Hotchkiss’ request to supply water to their lot

Harold:

- Has known Bootzin for 50 years
- Drilled original wells for the subdivision
- Have sufficient water rights
- System 2 lot is on Cerro Pelado
- We do have an extra meter and meter can available for tying in this lot Catherine

Coulter representing herself and Bob Bootzin:

- Unit 6 Lot 2 (the correct lot is Unit 5 Lot 2) could join the Association, and can water be taken over to the neighboring property with the house, e.g. (hypothetically) in a tank in her truck?
 - Donna - no, it cannot cross the boundary of the association
- No desire or intention to sell the water
- Would like to write it up in a legal manner, whether MOU (Memorandum of

Understanding) or otherwise Angela:

- Feels like a gray area - to take water from the lot in SLPPOA “hand carried” over to the lot outside of SLPPOA

Star suggested that Bootin could build and reside on their lots (Unit 5 Lot 2) and have access to water.

Donna makes a motion that water cannot be moved outside the association for the benefit of non-members. Barbara seconds. 4 in favor (Ann, Suzanne, Barbara, Donna), 3 abstain (Daniel, Farita, Angela). Motion passes.

Ann presents a revised Excessive Use Policy.

- Leaving the fifth clause on Unintended Excessive Use? Yes, with footnote incorporated into the clause
- Also add in Article X, Section 8 to the fourth clause
- Donna: This is not an assessment, but an “Action by the Members” Article II Section 5

- Suzanne: Can we have an attorney look at this proposal to determine if it is legal?
- Donna: This would be having the membership direct the Board to adopt the policy.
- Farita: I think we should still have a member's meeting to discuss this, and at the same time have an attorney look at the policy.

Ann makes a motion to present this Excessive Use Policy as an action of the membership via a meeting (and votes due) on Saturday June 8, 2024. Angela seconds. 4 in favor (Angela, Daniel, Farita, Ann), 2 against (Suzanne, Barbara), 1 abstain (Donna). Motion passes

Farita makes a motion to present the amended Excessive Use Policy to our attorney to determine if this policy, if voted in by the membership, can actually be enforced. (Suzanne would contact the attorney, Donna will send Suzanne the appropriate sections). Angela seconds. Nobody against. Motion passes.

Secretary (Farita Tasnim

- We (Daniel and I and some volunteers) fixed a leak this weekend (corner of Coryphodon and Trilobite)
- Will check Secretary machine to look for original contract from HOAMCO

Treasurer (Suzanne Star

- 29 delinquent accounts for this year's dues - notices for water shutoff for those still delinquent on June 2024

Suzanne makes a motion to approve the February financials. Donna seconds. All approves. Motion passes.

Barbara makes a motion to pass the Financial Oversight Policy. Suzanne seconds.

- Discussion: Donna - for emergency situations, the board should be informed but does not require cost estimate immediately.

- 6 in favor. Motion passes.

Water

- Water Usage Reports have been sent to the Office of the State Engineer [OSE] every month, and we are in compliance with them
- Water Conservation Fees are paid and up to date
- Donna Smith makes a motion to authorize a Member's meeting and vote on the Interim Assessment [April 6, 2024] (see attached Interim Assessment) [4 in favor [Angela, Donna, Daniel, Farita), 2 opposed [Suzanne, Barbara). Motion passes.
- Daniel has an invoice for Brian's excavating work: Certificate of Insurance or President has to sign a waiver, as well as a W9, to send to Brian
- Daniel has quote for the water tanks
 - Max 10K gallon tanks, polycarbonate [Underground is 24K, Above Ground is 17K (just delivered, not installed)
 - This is to replace the one 12K steel tank (re-coating that tank is 25K) with two 10K poly tanks
 - Tim: estimates installation cost is more than 30K. Daniel will obtain a cost estimate.
- Daniel has sent leak notices out to folks who had a leak flag, will follow up with suggestions and plumber recommendations
- Donna: Jemez Pueblo is checking on liability insurance. Mike Cordova has not responded to Donna's email about liability insurance

Roads

- Leader quotes 4 days of grading for 30K. He may need to do the compactor. Skip Aztec and Ashley if they are going to be ripped up.
- Tim Umscheid: Have we considered buying a road grader (used, can get one for [15K] [Need liability insurance, waivers, etc. Angela, Tim, and Dave will follow up to discuss this plan.

- County plowing FR10? Scheduled for next week.
- Jonathan Morris and Harold Corn took care of 811

April 9, 2024 is next meeting

Angela makes a motion to adjourn. Ann seconds. All in favor, motion passes.

Meeting adjourned 8:30 PM