

SLPPOA Board of Directors Meeting
May 21, 2024
Meeting called to order at 6:35 pm by Ann Cooke

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ann Cooke	Scott DeWitt	Elizabeth Swicegood
Suzanne Star	Farita Tasnim	Kenna Rylie
Donna Smith	Daniel Wirth	Thomas Messing
Tim Umscheid		Harold Corn
Angela Mielke		Scott Gould
David Stuedell		Keith Rigney
		Tersa Hansen
		Matthias Hochanadel
		Kurt Standley
		LCVFD Representative

Agenda Approval –

Minutes Approval –

Minutes for March and April 2024 were not available for approval.

President’s Report – Scott DeWitt

Scott emailed his report to the Board prior to the meeting.

Scott DeWitt met with Bob Bootzin and Catherine Coulter at their request to discuss their request for access to the SLPPOA water system. Harold Corn was also present. As a result of the discussion and prior Board votes to deny the requested access Bootzin and Coulter withdrew their membership application for Unit 5 Lot 2.

They asked that SLPPOA calculate the cost for a new lot to come into SLPPOA.

Scott was unable to move his 6x6 due to other vehicles being parked. He plans to move it in the near future.

Scott received a complaint about noise from a neighbor property. SLPPOA does not have a mechanism to enforce occasional noise issues. We recommend calling the Sandoval County Sheriff Office as they can respond to such issues.

Vice President - -Ann Cooke

Excess Water Use Policy moved to last item

Secretary - Farita Tasnim

No Report

Treasurer Report – Suzanne Star

Financial Summary

Budget - \$187,764

Op acct- \$206,002.73

Reserve acct \$77,780.57 (\$7300 transfer from op)

Total Cash \$283,783.30 –

With the expected \$46,000 from the Special Assessment due in July, we will have \$142,000 in cash available after budget.

\$25,236.89 accounts receivable (7 delinquents) update 5-16-24

Water service disconnect/intent to lien mailed

Donna Smith motions (**WHO SECONDED**) to approve the April 2024 Financial Statement.

There was no discussion of the Special Assessment vote on May 4, 2024 as the results have been posted in various fora.

The vote summary is:

Members Eligible to vote - 141

Quorum required (second vote) - 43

Ballots Received - 82

Ineligible to Vote - 4

Eligible Votes 78

Needed to Pass - 52

Vote Tally

Yes - 72

No - 5

Abstain -1

Special Assessment Invoices for \$300 will be mailed by HOAMCO by June 1, 2024 with a July 1, 2024 due date. The invoice includes instructions on the payment methods, late fees and date. Instructions on the various methods for payment will be included and will be emailed to and posted for the membership.

Water

Star reported the leak rate for April estimated on System 1 – 45%, on System 2 – 34%. The discussion indicated that this is not unexpected with the leaks that had to be repaired on both systems and some meters not registering flow.

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

Suzanne Star asked if notices are being sent to members where the meter indicates a leak. This was not done for the May meter readings.

One member in attendance noted that her request for information on the leak on their property had not been responded to. After the meeting, Donna Smith took an action to follow up with her request.

Meter reading issues are not completely resolved. Meters need to be read consistently on the same day of the month to be most useful.

Leak repair reports with costs are being prepared. Donna Smith will complete the report for the March Coryphodon leak and Tim Umsheid will do the April System 2 leak.

Maintenance issues identified:

Two meters are reading but reporting 0 use which is incorrect as the houses are occupied. One meter is running backwards. These meters need to be serviced to determine the cause of the faults.

Frost-free at Stuedell's on the SLPPOA side of the meter has a leak and needs to be removed.

This should have been removed when the meters were installed.

A volunteer work party is needed to replace and raise the fire hydrant at the corner of Los Griego and FR10.

Requests for Quotes for Special Assessment Projects

FR10 Well RFQ is out to three well service companies with a June 7, 2024 deadline.

Water Line replacement RFQ is being reviewed and will be issued soon. Donna Smith, Angela Mielke, Charles Mielke and Dave Stuedell met and looked at the Ashley Lane and Aztec Road segments that will be affected and input is included in the RFQ.

There was a general discussion about responsibilities for work on the water system, both administrative and technical. Since this is a much larger issue than can be addressed in a Board meeting a separate meeting is scheduled for May 30 at 6:30 at the Fire Station. The purpose will be to define the structure, tasks and responsibilities for the water system in an effort to get a more complete and efficient operation.

Roads – Dave Stuedell and Angela Mielke

Dave and Angela will begin soliciting bids and information for 2024 road grading.

RFQ is under development.

There was a general discussion of approaches to improving the roads, options for grading, addressing the FR10 wash by Los Griegos. Members contributed several ideas which need to be incorporated into future plans.

Some discussion on writing grant proposals for widening the roads and tree removal.

Architecture – Donna Smith

Architecture Approvals

One shed extension approved on Trilobite Trail

One woodshed approved on Los Griegos

One question from a realtor about storing personal property on a lot prior to construction was answered. The Covenants do not prohibit this activity.

Donna Smith presented a request to ask Sandoval County to address an unoccupied, abandoned blighted property on Bonito Way. This referral to the County for a Code enforcement review will

not cost SLPPPOA, will provide an independent assessment of the property and its hazards, and has an enforcement process available.

The consensus of the Board was to submit this to Sandoval County for their review.

FireWise

Paul Lisko provided a summary of his meeting with the Forest Service on High Road and FSR 4AM access to the Board. This was briefly discussed as the Forest Service has started the work identified during that meeting. Issues for SLP members on use of this route during emergencies was discussed by Lisko with the Forest Service and also during the Board Meeting and will need to be addressed with the membership.

Parks

No report. One member noted a tree was down in Black Bear Park.

Long-Term Planning

No report, but several topics during the various discussions were noted as appropriate for the Long-term plan.

Vice President – Excess Water Use Policy

At the March BoD meeting, it was approved to send an Excess Water Use Policy to the membership for a vote on June 8, 2024. Some Board members had questions that they wanted referred to our Attorney for review prior to a membership vote. Donna Smith agreed to draft the questions, which were reviewed and approved by the Board.

Ann Cooke identified an issue with the questions and the response time from the Attorney. She was concerned that the questions submitted by Suzanne Star went beyond the specific questions approved by the Board. This issue was addressed at a prior meeting. In addition, the Attorney received the questions March 21 and did not supply a response until May 17.

Given these issues and the need to review and address the Attorney's analysis, it is not possible to have a vote by the membership on June 8, 2024.

Donna Smith motioned and Angela Meilke seconded to rescind the scheduled June 8 vote on an Excess Water Use policy.

Old Business

Website is becoming more dated and less useful to members. The Board will investigate a new website.

New Business

Parking on Association property next to the Fire Station common area is by permission only and for a limited time. 30 days was suggested as the limit. Donna Smith will investigate getting signage.

The need for improved communication with members was discussed with specific issues being:
Need to get an agenda out to membership prior to meetings

Notice of meetings

Posting of minutes

Newsletter

Tim Umsheid volunteered to collect issues and comments from members prior to the Board meetings to ensure we address their concerns.

LCVFD

No report

Meeting adjourned at 2019.