

SLPPOA Board of Directors Meeting
September 10, 2024
Meeting called to order at 6:33 pm by Scott DeWitt

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ann Cooke	Suzanne Star	Scott Gould
Scott DeWitt	Dave Stuedell	Holly Gould
Tersa Hansen		Keith Rigney
Angela Mielke		Kenna Ryder
Donna Smith		Tom Messing
Tim Umscheid	Visitors	Matthais Hochanadel
Daniel Wirth	Carl Hansen	

Agenda Approval –

Umscheid motioned and DeWitt seconded
Agenda Approved 7-0

Minutes Approval –

Minutes for August 2024 were previously distributed and corrections included.
Umscheid motion for approval, DeWitt seconded
Approved 7-0

President’s Report – Scott DeWitt

No update on attorney representing plaintiffs against the USFS for the Cerro Pelado fire damage.
Annual Meeting

Donna Smith will prepare an agenda for the meeting. The Board will meet after the annual meeting. If there is a quorum, the new Board will organize. If there is not a quorum, the present Board will appoint the Board for the upcoming year.

Vice President -Ann Cooke

No report

Secretary - Donna Smith

Website – Eaton has received the initial payment. He has input from Star on items for the new website, access to the current website and is an owner in the Association. With this background, he will develop the first cut for review.

Next Newsletter will be after the Annual Meeting.

Treasurer Report – Suzanne Star (Smith Presented)

Financial Summary

As of August 31, 2024

Budget - \$187,764

Op acct- \$ 202,559.62

Res acct 79,885.91
Special Assessment - \$33,558.61

Total Cash \$248,892 (excluding Reserve)

Collectible Account - \$10,935.9 (including Special Assessment 37 members)
Uncollectible Accounts \$17,136.6 – 2 properties - liens filed and water shutoff, 1
in process

Smith motioned, Mielke seconded to approve the August 2024 Financial Statement.

Corporate Transparency Act – The CTA requires all corporations to file information on the officers and directors of the company to mitigate the potential for the organization to be used for money laundering and other financial crimes. Certain tax-exempt organizations are exempt from this requirement. We are attempting to locate the IRS Letter of Determination for SPPLOA. Cooke will check with the State of NM and Smith and Star will check the safe deposit box.

Water - Tera Hansen

The meter readings for September were done and well readings reported to the Office of the State Engineer.

August water testing results were absent total coliform and E coli.

System 1 468,440 gallons produced, 176,750 gallons leak (38% or 3.56 gpm)

System 2 160,530 gallons produced, -12,865 gallons GAIN

Water Use Notices –Leak notices have not been sent. Excess water use notices were sent to 6 members. One new homeowner leak detected this month.

System 2 overage – one meter on System 2 was tested by the homeowner and appears to be over reporting. Mielke reported that Hines said 2 meters were assigned to the wrong system and have to be manually corrected. She will contact him to determine which meters need to be corrected.

Lead and Copper Service Line Inventory – Hansen and Smith will work on this next week to get the initial submission completed by the October 16, 2024 deadline.

Aspen Grove Chlorinator – Frank Naranjo confirmed that the chlorinator has been offline due to a malfunction. It is unknown how long since the chlorinator has been off. Naranjo has kept the chlorine residuals within limits with the Hovenweep well. The consensus of the Board was to get the Aspen Grove chlorinator functioning again. The initial estimate for a system that will handle the system pressure is \$1300 - \$1500. Smith will contact Naranjo to get the correct cost for approval by the Board.

ROADS – Dave Stuedell and Angela Mielke

- **Fall Road Work Proposals**

Significant issues with the state of the roads within the association were discussed. The roads have been subjected to 2 winters and 2 monsoons without maintenance. The tentative plan is to rent equipment and a cadre of volunteers with experience will tackle the roads, which need more than a general grading.

Anticipated costs are approximately \$10,000 for equipment rental, \$10,000 for fill and road material. Liability will reside with SLPPOA, as the work is being performed by volunteers.

Rigney is checking with LCVFD on assistance with culvert cleaning.

This plan and specifics will be discussed at the Annual meeting and asking for input from members on problematic sections that need to be addressed most urgently. This is a years long process to address the roads. Those already identified include upper Los Griegos, Aspen Grove and Trilobite/Eohippus.

- **Snow Plowing Contract –** Draft contract is complete, except for the status of plowing and maintenance on Hovenweep. Blewer is confirming the status with Sandoval County. There was discussion about when and where to make the determination for calling for a plowing. Tim Umscheid will be the lead on this determination and the need to balance plowing the higher parts of the association with the cost impact on the number of plowings required.

There was no vote to approve the contract until the question Hovenweep is resolved.

Meilke is drafting a memo for the membership on roads, road maintenance, and culverts.

Cinder Storage –Umscheid has started compiling the information needed to reach a decision on this project. Preliminary idea is a 3-sided metal building approximately 10 x 12 x 8, no concrete pad for \$7,500. Other options discussed included concrete block, a lean-to structure on a workshop, a pre-fab carport structure with sides. All need to be investigated and cost estimates developed.

Carl Hansen provided a new road sign for Calypso, which he delivered to the Partridges for installation.

Architecture – Daniel Wirth

Architecture Approvals - A modification of the treehouse on Los Griegos was approved.

Blighted Property – Smith will contact Sandoval County prior to the October meeting for an update.

FireWise

Smith, Paul Lisko and others will meet with the USFS representatives, including the Santa Fe National Forest hydrologist to look at the runoff and erosion from the Cerro Pelado fire. The goal is to identify any actions that can be implemented on the forest lands to minimize the runoff

damage into SLP. This meeting is scheduled for September 14, 2024 at the Fire Station. Residents most impacted by the runoff have been contacted.

Parks

No report.

Long-Term Planning

Old Business

New Business

Member Comments, Questions, Issues

No Executive Session required

Meeting adjourned at 1946.

Next Board Meeting

September 14, 2024

Post Annual Meeting

Regular Board Meeting

October 8, 2024

1830

LCVFD Station #2

Annual Meeting

September 14, 2024

1400

LCVFD Station #2