

SLPPOA Board of Directors Meeting
December 10, 2024
Meeting called to order at 1835 by Scott DeWitt

Board Members present:

Ashley D’Anna
Scott DeWitt
Scott Gould
Angela Mielke
Keith Rigney
Donna Smith
Elizabeth Swicegood
Tim Umscheid

Board Members Absent:

Daniel Wirth

SLPPOA Members Present

Holly Gould
Tersa Hansen
Harold Corn
Matthais Hochanadel

LCVFD

Agenda Approval

Smith added 2 items to the published agenda.

DeWitt motioned and Umscheid seconded to approve the agenda, as amended.

Motion carried 8-0

Minutes needing approval – November 2024

D’Anna motioned and DeWitt seconded to approve the November 2024 minutes.

Motion carried 8-0

PRESIDENT- Scott DeWitt

DeWitt requested reimbursement for mailing expenses incurred for the water billing vote. As this was necessary to implement the Board approved mailing, no vote was required. Swicegood has submitted for payment.

Rigney requested reimbursement of \$159.08 for Zoom expenses for 2023, as the Zoom account for SLPPOA was billed to his credit card. Zoom was used during Covid from 2019 through 2022, but not since. He has cancelled the Zoom account and received a refund for 2024. Rigney and DeWitt will attempt to get an invoice from Zoom, as Rigney has his credit card bill to document the expense.

Smith motioned and Mielke seconded to approve reimbursement to Rigney. Motion passed 8-0.

Smith noted that these reimbursements had been the topic of emails to the Board, but that SLPPOA does not have a process for voting or approving expenses other than emergencies by electronic vote. Votes need to be at a meeting, where minutes can be taken to document decisions and membership has an opportunity to be present.

VICE PRESIDENT- Tim Umscheid

No update on storage shed until spring.

SECRETARY- Donna Smith

Corporate Transparency Act – Smith reminded everyone to ensure they have submitted their information for compliance with the Beneficial Interest and Ownership requirements under the Corporate Transparency Act. Smith will verify with HOAMCO that all submissions were received.

Website – Mielke and Smith will meet with Bobby Eaton to review the website on December 15.

TREASURER- Elizabeth Swicegood

As of November 30, 2024

Budget - \$187,764
Op acct- \$179,031.44
Res acct - \$82,694.86
Special Assessment - \$ 38,457.38
Total Cash - \$ 300,183.70

Assessments accounts receivable \$ 25,598.13
Collectible - \$ 8,513.29 (26 members including Special Assessment)
Long-Term Unpaid - \$ 17,084.84(2 properties – liens filed, 1 property pending)

Swicegood motioned and Smith seconded to approve the November financial statement. Motion carried 8 – 0

Swicegood noted that the legal status of the liens on the delinquent properties needs to be assessed. New Mexico may require refileing after 4 years. Swicegood needs to verify this with the attorney.

Invoices for the 2025 Assessments have not been mailed out by HOAMCO. Swicegood has talked with them, they expect to have them out shortly. No specific reason was given. Smith noted that for next year, we need to ensure that HOAMCO get the invoices out in a timely manner.

On January 1, 2025 the unpaid Special Assessments also need to be sent water shut-off notices. The unpaid balance will also show on the 2025 invoices.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney

System Readings – Tersa Hansen
System 1 475,769 gallons produced, 172,982 gallons leak (36% or ~4gpm)
System 2 141,740 gallons produced, 13,390gallons GAIN
October testing Results-- coliform and E. Coli absent. Residual chlorine OK

Water Use Notices –

Well Levels were reported to the State

Leaks: 16 total Leaks

- o 6 New
- o 10 Existing (carried over from November)
- o 0 Fixed

Excess Water Usage (>8,000 gals):

- o 6 New, 3 w/ Leak flags, 3 w/ no leak Flags
- o 3 Existing, all w/ Leak flags, highest user = 237,806 gals
- o 2 Fixed

Hansen and Corn will investigate the highest user.

Rigney has developed a parts inventory list for water system parts that we should have on-hand. Umscheid and Corn are reviewing. Rigney also plans to review the meters and parts inventory with Baker, our parts supplier, to further understand our options.

ROADS –Angela Mielke

Fall Road Work – no additional work was possible due the heavy snow.

Gould and Umscheid discussed the need to have a plan in place for next spring to start on road work early and have Blewer lined up for work before he gets booked up.

Snow Plowing - Gould discussed the sale of a property at the top of High Road and the need to keep the easement open. Blewer needs to be informed about plowing on High Road. SLPPOA will not plow High Road any further than is already being done but does need to ensure that the road is not blocked with a berm of plowed snow.

Cinders – one load of cinders was delivered.

ARCHITECTURAL— Scott Gould

Blighted Property. Sandoval County has not received a response from the owner on the notice to address the blighted property. A notice has been mailed and a second notice posted on the property. If the owner does not respond, the matter will be turned over to the County Attorney to pursue.

It is a slow process through the County, but also does not cost SLPPOA anything in an attempt to get the property remediated.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

Community Wildfire Protection Plan (CWPP) – Smith attended the session for input to the CWPP. The current CWPP is out of date. Some federal funding sources required an up-to-date plan. The County expects to have a new plan in place by spring 2025.

Smith supplied a list of critical resources, such as the water system, fire station, homes, and historic buildings within SLP as input to the plan.

Smith will also forward suggestions on projects that would improve reliability of the water system and reduce fire risk. Such projects would include solar backup for pumps, burying electric lines and thinning along road easements.

Mielke would like to see a community plan for a subdivision that would fit under the County CWPP. Smith will attempt to get a copy of the one being drafted for the Horseshoe Springs Community.

PARKS- Daniel Wirth

No update

LONG RANGE PLANNING – Ashley D’Anna

No update.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Meeting adjourned at 1931.

NEXT REGULAR BOARD MEETING

January 14, 2025 6:30 pm