

SLPPOA Board of Directors Meeting
November 12, 2024
Meeting called to order at 1830 by Scott DeWitt

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ashley D'Anna = Telephone	Daniel Wirth	Kenna Ryder
Scott DeWitt		Tom Messing
Scott Gould		Harold Corn
Angela Mielke - Telephone		
Keith Rigney		
Donna Smith		
Elizabeth Swicegood		
Tim Umscheid	LCVFD	

Agenda Approval

Umscheid motioned and DeWitt seconded to approve the agenda. Motion carried 8-0

Minutes needing approval – October 2024

Umscheid motioned and Gould seconded to approve the October 2024 minutes.

Motion carried 8-0

PRESIDENT- Scott DeWitt

Los Griegos Spring – No report and will be put on hold until spring and a discussion with Coulter if necessary

Attorney for Cerro Pelado Damage Reimbursement - DeWitt has left another message with the Attorney, but has not received a response.

FEMA has opened a cascading claims process for damages caused by the Cerro Pelado fire. There is a November 14, 2024 to file a Request for Public Assistance under this program. Smith started the process and we now have to wait for a FEMA assessment of eligibility. Swicegood and Smith have identified the invoices for expenses related to remediating the damage caused by post fire flooding. If approved, additional claims for future damages can also be filed.

VICE PRESIDENT- Tim Umscheid

The proposed storage facility consisting of 2 once used shipping containers with a roof between and a cinder block back wall was discussed. Projected cost is \$18,000 plus some site preparation. Specific siting needs to be completed and Architecture Committee review and approval.

Umscheid motion and Gould seconded to approve expenditures of up to \$20,000 for installation of the facility. Motion carried 8 – 0.

SECRETARY- Donna Smith

New Website – Smith reviewed the initial website structure with Eaton and he is preparing a second update. Mielke and Smith will do a detailed walk through with Eaton and then have the Board in general test. Projected completion by the end of Nov to mid-December. The current website on GoDaddy is paid through Jan 11, 2025.

The current website has become a document repository for water records and minutes. The consensus is to have only the 2024 water meter reading migrate to the new website. Smith will verify with Tera Hansen that the water computer has an archive of the older readings, should they be necessary.

Smith will archive all the minutes that are on the current website, as they can be important legal documents.

Safe Deposit Box - Smith returned the completed signature card to Enterprise bank and has a copy of the inventory of contents that the prior Boards had maintained.

TREASURER- Elizabeth Swicegood

As of October 31, 2024
Budget - \$187,764
Op acct- \$ 195,858.53
Res acct - \$ 81,992.6
Special Assessment - \$ 38,452.65
Total Cash - \$ 316,303.78

Assessments accounts receivable \$
Collectible - \$ 8,306.19 (26 members including Special Assessment)
Long-Term Unpaid - \$ 16,916.06 (2 properties – liens filed, 1 property pending)

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

Swicegood noted that the legal status of the liens on the delinquent properties needs to be assessed. Previously Suzanne Star, as Treasurer, noted that foreclosure may be the only remedy available at this time to collect.

Smith motioned and DeWitt seconded to authorize Swicegood to contact the attorney to address the collection options and status of the liens.

Motion carried 8 – 0

2025 Budget

Swicegood prepared a draft budget for 2025. Some additional work was needed at the meeting to bring the budget into alignment with the projected revenues. Swicegood prepared a detailed budget with the rollup to general categories:

Administration	\$26,355
Reserves	\$13,824
Roads	\$40,000

Snowplowing	\$20,000
Parks	\$200
Water	\$150,985
Total	\$206,354

This budget holds the total water budget flat, but with the elimination of a paid water operator, allocates additional funds to projects and parts inventory. The Roads and Snowplowing budgets increase as does the addition to Reserves, but not at the full level of allocating 10% of income to reserves.

Swicegood motioned and DeWitt seconded approval of the budget.

Motion carried 8 - 0

Annual Assessment for 2025

Swicegood motioned and Umscheid seconded to set the annual assessment for 2025 at \$1328 per member lot, an increase of 9.9%.

Motion carried 8 - 0

STANDING COMMITTEE REPORTS

WATER – Keith Rigney

System Readings – Harold Corn presented for Tera Hansen

System 1 414,113 gallons produced, 180,823 gallons leak (44% or ~4gpm)

System 2 145,600 gallons produced, 39,460gallons GAIN

October testing Results-- coliform and E. Coli absent. Residual chlorine OK

Water Use Notices –

Leak notices sent to 5 members on System 1 and 5 members on System 2.

Excess water use notices were sent to 6 members.

Meter – two homeowner meters were repaired and installed and four new meters ordered and received. Tera has worked meters for parts and combined two into one serviceable meter.

Lead and Copper Service Line Inventory – Smith and Hansen

Required deliverables to the State were completed on time and the notification letter to members on the status of unknown materials in the water supply lines were sent.

Smith noted that Gould’s suggestion to get estimated construction dates from the NM Environment Department permits for septic systems supplied a lot of good data to focus the future inventory work.

Aspen Grove Chlorinator – Smith talked with Frank Naranjo and he said he would get the chlorinator connected. Status unknown at this time.

Rigney has developed a parts inventory list for water system parts that we should have on-hand. Umscheid and Corn are reviewing. Umscheid will check with Baker on extending our line of credit beyond \$5,000.

ROADS –Angela Mielke

Fall Road Work – Some work on the back side of Los Griegos was completed with the rented mini-ex. There may be more that can be done in the next week before the equipment must be returned. The early snow put much of the projected work on hold.

There are still several places where the electric lines are shallow or showing. According to Jemez Electric Cooperative, if we want them buried deeper, it put to SLPPOA to fund the work.

Snow Plowing - The unusually early and heavy snow fall took everyone by surprise. Over the week of Nov 3 – 9 approximately 36 +/- inches of snow fell and required 4 plowings. As this was the first plowing by the new contractor it took a bit of adjustment, but overall was successful. Umscheid will call the contractor earlier to try to stay a bit more ahead on the snow accumulation.

Cinders – Mielke will order one load of cinders this week. With the cinders remaining from last year that may be sufficient. If not, another load can be purchased later. If the storage facility can be constructed, cinders can be moved into it, but for now will be placed in the same pile as the current supply.

ARCHITECTURAL— Scott Gould

No activity to report.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

PARKS- Daniel Wirth

No update

LONG RANGE PLANNING – Ashley D’Anna

Topics covered in other sections

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Meeting adjourned at 2010.

NEXT REGULAR BOARD MEETING

December 10, 2024 6:30 pm