

SLPPOA Board of Directors Meeting
October 8, 2024
Meeting called to order at 1835 by Scott DeWitt

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ashley D'Anna		Matthais Hochenadel
Scott DeWitt		Holly Gould
Scott Gould		Tersa Hansen
Angela Mielke		Mary Moore
Keith Rigney		Harold Corn
Donna Smith		Tom Messing
Elizabeth Swicegood		Kenna Ryder
Tim Umscheid	LCVFD	
Daniel Wirth	Tamara Weary	

Agenda Approval

Umscheid motioned and Mielke seconded to approve the agenda. Motion carried 9-0

Minutes needing approval – September 10, September 14 and Annual Meeting

Umscheid motioned and Rigney seconded to approve the September 10 and 14 Board Minutes. Motion carried 9-0

Umscheid motioned and Mielke seconded to approve the September 14 Annual Meeting Minutes. Motion carried 9-0

PRESIDENT- Scott DeWitt

Los Griegos Spring – Catherine Coulter contacted DeWitt with a concern about a spring on Los Griegos and impacts of road work on the spring. DeWitt will follow-up with Coulter to ensure we understand exactly which water source she is concerned about and to assess any road work impacts.

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

VICE PRESIDENT- Tim Umscheid

Several community members have reported missing packages from USPS and have not received any assistance or action from the USPS to secure the parcel lockers or change locks. Umscheid will contact the USPS and elevate the discussion to the Postal Inspector if there is no action by the local office.

SECRETARY- Donna Smith

New Website – Smith will contact Eaton for an update on the progress.

Fall Newsletter – Holly Gould volunteered to help with the Newsletter and we will have one out shortly. Mielke asked to include a statement about not interfering with the roads contractor, but to contact roads1@slppoa.org for concerns or information

Email forwarding, Google Drive – Smith asked the Board members to make sure they have access to the Google drive for archiving documents. The email forwarding for new Board Members has been set.

Safe Deposit Box Signature card – Smith will return the completed signature card to Enterprise bank and will inventory the safe deposit box.

TREASURER- Elizabeth Swicegood

As of September 31, 2024

Budget - \$187,764

Op acct- \$197,007.34

Reserve acct - \$ 81,290.02

Special Assessment - \$ 37,297.91

Total Cash - \$315,595.27

Assessments accounts receivable \$ 26,079.35

Collectible - \$9,381.06 (29 members including Special Assessment)

Long-Term Unpaid - \$ (16,698.29 2 properties – liens filed, 1 property pending)

Swicegood motioned and Umscheid seconded to approve the September financial statement. Motion carried 9-0

Smith noted that the budget for 2025 needs to be developed and ready for approval at the November Board meeting. See Long Term Planning for discussion.

Smith noted that Star had planned to send out collection reminders by August 31 to members who had not paid the Special Assessment, according to the collection policy. It appears that this was not completed. Swicegood will check, find the appropriate notice and get that mailed out. Smith volunteered to assist with this is needed.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney

System Readings – Tersa Hansen

System 1 447,428 gallons produced, 184971 gallons leak (41% or ~4.1gpm)

System 2 139,690 gallons produced, 17674 gallons GAIN

September testing Results-- coliform and E. Coli = Swicegood will check mailbox for the testing results.

Water Use Notices –

Excess water use notices were sent to 6 members. 2 were new excess users – one has identified and fixed the problem. Of the remaining 1 has used TLC to identify 4 leaks at their residence and is working to address them.

Lead and Copper Service Line Inventory – Smith and Hansen

There are four required deliverables that must be uploaded to the NM Drinking Water Bureau by Oct 16, 2024.

Initial Inventory – final review by Smith and Hansen on Oct 9. All lots with the subdivision that are or might become SLPPOA members and part of the water system are listed. Undeveloped lots are listed at non-lead material in the supply lines, as there is no supply line.

Schools/Daycare Certification – a form certifying that there are no schools or licensed daycare facilities on the SLPPOA water system. Needs to be signed. Rigney and Hansen will complete this.

Member Notification Letter – Letter informing members that the inventory has identified their supply line as material unknown has been reviewed by the Board and is ready for distribution. Smith and Hansen will do the mailing on October 15.

Lead Supply Line Replacement plan – Circulated electronically and reviewed by the Board.

Aspen Grove Chlorinator – Smith has not heard back from Frank Naranjo and will call him again.

Water Roles & Responsibilities – Rigney has updated the Roles and Responsibilities for water operations. He needs active support for a number of the tasks, especially in finding and supervising contractors for infrastructure work. Leak response will continue with the three teams we have, with support from the broader group.

Current Status and Out Years Goals – See Long Term Planning Section

Special Assessment Projects – Ashley and Aztec water line replacements will be postponed until Spring 2025 as we attempt to find an acceptable contractor.

CY2024 Carryover and Inventory Purchases – Rigney proposed to develop a parts inventory to address the most commonly needed items for a water line repair. He will bring a specific cost proposal for approval.

Umscheid plans to get locks for the FR10 and Aspen Grove well heads, as they are currently unlocked.

ROADS –Angela Mielke

Fall Road Work – Fill and repair work is underway with Danny Blewer as the contractor to move many tons of materials. The work is focused on the most damaged roads: Upper Los Griegos, Cerro Pelado, Aspen Grove, Coryphodon, Trilobite/Eohippus, Redondo Vista, and Shannon’s Way. These have all had fill, in some places 8 – 10 inches of fill were needed, and preliminary grading work done. 4-5” of road base is needed in some areas to hold the road and fill. Cost estimated for 13 tons of delivered material with Blewer spreading the material is \$900 for 75 feet of road.

Equipment rental and work to improve drainage along Los Griego and other roads is still planned, with one piece of equipment most likely needed.
Culverts were discussed with some ideas on which ones to replace and which to attempt to blow out. Details to be defined by the Roads Committee and long-term planning session.

Snow Plowing Contract – The final snow plowing contract was supplied by Blewer with a cost addition of \$847 to cover the insurance limit increases required by SLPPOA. DeWitt has the contract to sign and all forms needed will be sent to Swicegood to process invoices through HOAMCO. The insurance limit increase will also address coverage for other work contracted by SLPPOA.

Mielke motioned and Umscheid seconded to approve the snowplow contract. Motion carried 9-0.

Roads task force will meet Wednesday, October 9.

ARCHITECTURAL— Scott Gould

Reviews – One approval for a shed at 197 Mimbres

Blighted property – No response from property owner to Sandoval County.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

(Formally Firewise)

Cerro Pelado Fire erosion - SFNF Hydrogeologist input (Smith) – no action planned by the USFS on this issue.

PARKS- Daniel Wirth

No update

LONG RANGE PLANNING – Ashley D’Anna

It is anticipated that the 2025 budget will have significant changes from prior years, with capital investments in roads and water infrastructure. These include protected cinder storage, replacement of the current storage shed, road upgrades, water parts inventory and water distribution line replacements. The Board scheduled a planning and budgeting session on October 29 at 1830 to outline the projected work and budget requirement.

OLD BUSINESS

Aspen Grove Easement Clearing – DeWitt plans to contact residents along Aspen Grove.

Insurance/waiver decision for volunteers – The discussion confirmed that SLPPOA cannot pay volunteers, but can reimburse expenses incurred while doing work.

Corporate Transparency Act / 501c4 filing – SLPPOA may need to file under the Corporate Transparency Act. Smith will confirm with HOAMCO on the status of this

requirement. As there has not been an IRS determination on the 501c4 status for SLPPOA, we will investigate doing this filing.

NEW BUSINESS

Moving the Board meetings to Thursday evening was discussed, but the consensus was to continue to meet on the second Tuesday of the month.

LCFVD is renovating the meeting room to better accommodate their training needs. Movement of filing cabinets and other items in the room will be required. The hard drive was removed from the old SLPPOA computer in the room and LCFVD will dispose of the unnecessary items.

ADJOURNMENT

Meeting adjourned at 2011.

NEXT REGULAR BOARD MEETING

November 12, 2024 6:30 pm