

SLPPOA Board of Directors Meeting  
February 11, 2025  
Meeting called to order at 1836 by Scott DeWitt

**Board Members present:**

Scott DeWitt  
Scott Gould  
Angela Mielke  
Keith Rigney  
Donna Smith  
Elizabeth Swicegood  
Tim Umscheid  
Daniel Wirth

**Board Members Absent:**

Ashley D'Anna

**SLPPOA Members Present**

Holly Gould  
Tersa Hansen  
  
Morgan Candarries  
Matthais Hochanadel  
Kenna Ryder  
Tom Messing

Agenda Approval

With the addition of the Rural Community Assistance Corporation (RCAC) regionalization concept

Rigney motioned and Umscheid seconded. Motion carried 8-0

Minutes needing approval – January 2025

DeWitt motioned and Meilke seconded to approve the January 2025 minutes. Passed 8 - 0

**PRESIDENT-** Scott DeWitt

No Report

**VICE PRESIDENT-** Tim Umscheid

Report included under Water and Roads

**WATER** – Keith Rigney

There were 6 meter/line freezes in January due to extreme cold and mainly in unoccupied houses. All but one thawed with a heating lamp in the meter can. Meter cans that were not fully buried, due to erosion or excavation were cited as a problem. One can did not have an insulation plug; the homeowner added insulation to the meter can after it was thawed.

1 line was frozen due to erosion that has reduced its depth to less than a foot and a poor installation. SLPPOA needs to redo this installation to keep this from being a problem and to raise the grade on Los Griegos Road or bury the water line deeper.

A new and upgraded Levelcon controller was installed on System 2 and Keith is working with Levelcon to set the alarm limits and notifications.

Tim Umscheid reported on the System 2 booster station. He had Byron James, the electrician, look at the station. There are a number of issues that need to be addressed in the station, from installing a new breaker panel, through cleaning out old and disused connections. The estimate was between \$2,000 and \$5,000, depending on how much tracing and work is required. Rigney asked that a transfer switch and connection be added to allow for ease of connecting a generator.

Smith and Tersa Hansen volunteered to meet with Harold Corn to diagram and label the booster station in preparation for this work.

Smith motioned and Mielke seconded to approve the electrical upgrade project with an estimated cost of \$6,000. Motion carried 8 – 0.

Smith asked who should be on the 811 notice forwarder. She will ensure with the webmaster that Rigney, Umscheid, Corn and DeWitt are on the notifications. Smith will also attempt to update the 811 database with the state to get individual accounts for Umscheid and Rigney.

**SECRETARY- Donna Smith**

No Report

**TREASURER- Elizabeth Swicegood**

As of January 31, 2025

Budget - \$ 206,364

Op acct- \$ 283,940.05

Res acct - \$ 84,567.56

Special Assessment - \$ 42,667.30

Total Cash - \$ 411,174.91

Assessments accounts receivable \$ 101,198.21

Collectible - \$80,744.12 ( 61 members including Special Assessment)

Long-Term Unpaid - \$20,454.09 ( 2 properties – liens filed, 1 property pending)

Approvals:

- January Financial Statement

Funds were transferred from the Operating Account to the ICS Account to keep the Operating account under the \$250,000 FDIC insurance limit.

For large purchases, there may be an option to get a check in advance to pay the supplier. Someone from SLPPPOA will have to pick up the check from HOAMCO. It was suggested that we try this method with the storage units, as they are the next large purchase.

Swicegood motioned and DeWitt seconded to approve the January Financial statement. Motion carried 8 – 0.

**STANDING COMMITTEE REPORTS**

**WATER – Keith Rigney**

System Readings –

System 1 gallons 522,450 produced, 297,958 gallons leak (57% or ~ gpm)

January System 1 Leak – 6 hours of Aspen well at 26 gpm + 30000 gallons in the tanks, plus 30,000 to fill tanks - ~70,000 gallons

System 2 gallons 144,770 produced, 8,950 gallons GAIN

December testing Results--

Water Use Notices –

Well Levels were reported to the State

Leaks: 16 total Leaks

5 New

11 Existing (carried over from Dec)

2 fixed

Excess Water Usage (>8,000)

0 New

6 existing with Leak flags – Highest 19,088

2 Fixed

RCAC – Tersa Hansen reported on the last meeting of the Jemez Alliance for Water Systems (JAWS) meeting with the RCAC on regionalization of water systems. The question posed was are we interested in participating in a regionalized water system? If so, on what basis, shared personnel, equipment, project planning... This is likely to be a slow start, with the different systems learning to work together and build trust. Smith noted that SLPPOA involvement depends on the details. After some discussion, the consensus is that SLPPOA is interested, but commitment depends on the specific. A shared Water Operator might be a good first step. Hanse will attend the next meeting and report back.

**ROADS** –Angela Mielke

Umscheid, Gould and Smith met with Danny Blewer and Brian Hasenauer on the 2025 Roads plan. Blewer is booked for 3 weeks of work in July and 2 weeks in October.

Mielke suggested splitting up the work in 5 subprojects:

1. Replace the culverts on Shannon's way - 1 is on private property (cost shared), and one down the road way. Need to get a specific quote for this work, as it is cost shared with the property owner).
2. Replace/repair the culvert at Aspen Grove/Calypso Lane. Want to get a specific quote for this work.
3. Continue work to shape the section of upper Los Griegos that had the ditch work and dirt work done, then put a surface coating of material over top
4. Widening of Los Griegos and Cerro Pelado next to the pump house
5. Improving Cerro Pelado to Shannon's Way
6. Leveling off a pad for the storage container at the Fire Station

It was noted that this work will exceed the allocated roads budget and an additional allocation will be needed.

**ARCHITECTURAL**— Scott Gould

Blighted Property. No update

Approvals – None

**LEGAL** –

No report

**EMERGENCY PREP & SAFETY** - Scott DeWitt and Angela Mielke

Mielke talked with Paul Lisko and Shawn Ross of Thompson Ridge about Firewise and progress on the water tank for LCVFD Station #2. Progress continues on getting the last funding required for the water tank. Mielke will contact Jody Bickel in Horseshoe Springs about a Community Wildfire plan for SLPPOA.

DeWitt noted that the conditions are the driest in 40 years and this may be a difficult wildfire season.

The next newsletter will be focused on fire and fire mitigations for homeowners.

DeWitt will call Jeremy Goldston, USFS District Superintendent to set up a meeting to discuss an easement for a water tank on System 1.

**PARKS- Daniel Wirth**

No report

**LONG RANGE PLANNING – Ashley D’Anna**

No report

**OLD BUSINESS**

**NEW BUSINESS**

**MEMBERS**

**ADJOURNMENT**

Meeting adjourned at 2001.

**NEXT REGULAR BOARD MEETING**

March 11, 2025 6:30 pm