

SLPPOA Board of Directors Meeting
April 8, 2025

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
Matthais Hochanadel

Meeting called to order at 1835 by Scott DeWitt

Agenda Approval

Umscheid motioned and Gould seconded to approve the agenda. Motion carried 7-0

Minutes needing approval – March 2025

D'Anna motioned and Umscheid seconded to approve the minutes. Motion carried 7-0

PRESIDENT- Scott DeWitt

The Board discussed the felling of the tree at DeWitt's that is leaning over the road near the Aspen Grove wellhouse and electric line. Smith noted that we have not cost shared on tree felling with any homeowners and have no policy or guidelines as to when it would be appropriate to do so. While there is a policy to cost share on culverts, Smith believes we need to have a policy/guidance if we are going to cost share on tree felling. No actions were taken.

DeWitt will schedule with Jeremy Golston, District Supervisor, to discuss possible siting of a water tank for System 1, the cattle guard at FR10/SR4 and the hole in the culvert on FR10.

VICE PRESIDENT- Tim Umscheid

Information contained in the following reports and discussions.

SECRETARY- Donna Smith

No report

TREASURER- Elizabeth Swicegood

As of March 31, 2025

Budget - \$ 206,364
Op acct- \$ 328,442.25
Res acct - \$86,906.02
Special Assessment - \$ 43,877.65
Total Cash - \$ 459,225.02

Assessments account receivable \$ 47,843.51

Collectible - \$ 27,177.9 (24 members including Special Assessment and accrued interest not yet waived)

Long-Term Unpaid - \$20,665.61, (2 properties – liens filed, 1 property pending)

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Approvals:

- March Financial Statement
Smith motioned and Umscheid seconded to approve the March Financial Statement. Motion carried 7-0

Swicegood noted that there are continuing issues with HOAMCO including incorrect posting of expenses to our accounts, incorrect posting of HOAMCO Management fees and lack of responsiveness from HOAMCO personnel. She is working to have the incorrect postings addressed and will continue to investigate other management company options. D'Anna volunteered to make inquiries about HOA management company alternatives.

The accountant responsible for our bookkeeping at HOAMCO has resigned and the new accountant is Dave Linegar.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney

System Readings –

System 1 gallons 529228 produced, 305, 182 gallons leak (58% or ~ 6.8 gpm)

System 2 gallons 184850 produced, -3724 gallons GAIN

March testing Results—No violations

Water Use Notices – Tersa Hansen is working on getting this out along with a graph of usage for the members.

Well Meter readings were reported to the State

Leaks: 14 total Leaks

- 3 New
- 11 Existing (carried over from Feb)
- 3 Fixed

Excess Water Usage (>8,000 galls): 8 Users

- 3 New (1 w/ Leak Flag, 2 w/o)
- 5 Existing, 5 w/ Leak flags
highest user = 26,705 gals (most likely a Leak)
- 1 Fixed

System 1 has a new/larger leak rate which was noted in February. At that time, we decided to see if it was an aberration due to system work. It appears that it is not. No leak has been detected or reported. When Harold Corn is available, we will investigate how to find this new leak.

Booster Station Electrical

March 21, Harold Corn responded to another booster tank overflow which was dumping water at around the 25 gpm rate. He tried to reset the breakers to no avail. After troubleshooting the

electrical panels, he identified the Square D mini box with a loose connection. Corn cleaned, filed, and crimped the clip connection on the breaker as well as the bar contact, firmly re-installed the breaker and reconnected the pump feed wires. He then reinstalled all the electrical panel covers, turned on the main pump breaker and the pump immediately started. There has been one instance since then, but the system performance has improved. This required about 2.5 hours of work.

Umscheid has been in contact with the electrician to get the electric service in the wellhouse rewired.

Sanitary Water System State Inspection (Smith & Hansen)

We have not received the report from the NM Environment Department Drinking Water Bureau. Smith will follow up with the inspector on the status of the report.

Aspen Well House Leak and Sample Tap were addressed by Mike VanGundy who is a licensed plumber. Umscheid notified Vernon Trujillo from the NMED Drinking Water Bureau that the sample tap is installed and is ready for his return to collect the samples for organics and nitrates.

System Standard Operating Procedures and Emergency Response Procedures

Smith had 2 hard copies of these documents made. The SOP is 80 pages and both need to be updated and simplified into working documents.

Well Sounding

On March 18, 2025 NM Bureau of Geology sounded the Aspen and FR10 wells for water depth. The water depth in both wells increased about .5 feet.

Aspen – 309.99 – Up .49 feet (June 2024)

FR10 239.45 – Up .6 feet (June 2024)

Abandoned Well Capping

This project was identified in the 2017 Sanitary Water System Inspection report as a discrepancy that needed to be addressed, along with installing vented well caps on the Aspen and FR10 wells. These were not addressed in the past and will likely be identified in the latest inspection report. Smith contacted Hydrogeologic Services (HGS) for an estimate to cap the abandoned FR10 well and install the proper vented well caps. The estimated cost for these activities is \$7,060.66 and includes removing the pump and motor from the abandoned well.

HGS has submitted a capping plan to the Office of the State Engineer, who must approve the work prior to capping. Work will be scheduled after plan approval is received.

Rigney motioned and Gould seconded to approve the expenditure to complete these projects and engage HGS. Motion carried 8-0

ROADS –Angela Mielke

Danny Blewer submitted estimates for 5 road projects for 2025. They are:

\$9,892.99	1: Culvert repair project from the burn scar (Aspen Grove/Calypso Road)
\$5,797.44	2: Shannons way/ Cerro Pelado culvert replacement
\$9,520.56	3: Widening of Cerro Pelado near Aspen Drove intersection and booster station
\$6,010.19	4: Culvert replacement on Aspen Grove /Scouts Lane
\$5,425.13	5: Continuous advancement of finishing roads on upper Los Griegos

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\$36,646.31 is Total for these 5 proposals for labor, equipment, etc

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\$32,194.39 is the materials total for the 250 tons of DOT Type II road base 10 culverts, and the full fleet 6+ large machines, multiple dump trucks, etc mobilized to SLP

\$68,840.70 Grand Total for completion of all of the 2025 SLP Road Infrastructure Improvements

Mielke began the discussion by noting that we budgeted \$40,000 for road work this year and could prioritize which projects would fit within that budget. A portion of the Shannons Way culvert work will be cost-shared with the homeowner.

Smith discussed the cash on hand and that with the Assessments still to be collected we would have approximately \$355,000 in operating funds with a budget of \$206,364, leaving cash over budget of approximately \$149,000. The proposed roads projects are \$29,000 over budget and could be funded from the operating cash. Gould observed that we have spent very on roads improvements in the past that this is a reasonable use of the cash that has accumulated. Smith further identified that the storage unit project previously approved would use about \$20,000 of the cash. With the storage unit and roads expenditures, we would expect to have about \$100,000 in operating cash above the budget remaining, without touching the Financial Reserves.

Additional discussion on specifics of the various projects included efficiencies in obtaining road material and the need to coordinate with affected property owners, especially Bob Bootzin and Catherine Coulter as they own the lot most impacted by the widening of Los Griegos/Cerro Pelado.

Mielke motioned and DeWitt seconded to approve the 5 projects totaling \$68,840.7 including the advance purchase of the required materials for \$32,104 by Blewer. Motion passed 8 – 0.

Mielke began the discussion about issues on FR10 with the cattleguard at SR4 and the hole in the culvert on the first hill coming into SLP on FR10. Damage to the cattleguard was significant, with a piece missing and rebar sticking out. A resident damaged 2 tires on the cattleguard. As this is a USFS road, the cattleguard and culvert are theirs to repair and SLPPOA is not authorized implement repairs. DeWitt will add these topics to the discussion with Jeremy Golston. In the interim, safety cones have been placed in both locations.

ARCHITECTURAL— Scott Gould

Blighted Property –

Approvals – no new approvals

LEGAL –

Liability Insurance

Swicegood has received the bill for the liability and Directors and Officers policies for the next year and has submitted them for payment. Total cost is \$6,122. We budgeted \$7,100 for this year.

DeWitt motioned and D’Anne seconded to approve the expenditure. Motion carried 8 -0

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

DeWitt reminded all that the Annual Fire Preparedness Workshop is April 12 at the Jemez Mountains Baptist Church starting at 9am.

Mielke discussed the option of SLPPOA applying for thinning grants for the SLPPOA owned property, parks and wells and booster station. The consensus was that she should proceed with an application and assessment on these properties.

Mielke met with Lee Taylor, LDVFD Chief

He identified two road issues – Aspen Grove where vegetation needs to be thinned for safe access and the widening end of Los Giegos to allow vehicles to turn around.

He would like to identify by house, special needs for mobility issues or health for extra assistance during evacuations.

LCFVD will be working to thin the County property above the Station #2.

The Department will assist with blowing out culverts.

LCVFD plans to have the chipper available in August, the specific date to be determined.

Mielke met with Jody Bickel from Horseshoe Springs to understand what they are doing in their community. Ideas include

Map by lot of thinned and hazardous properties.

Developing a CWPP specific to the subdivision.

They are developing 3 pronged approach:

(1) Annual property inspections at Horseshoe Springs

(2) Developing a current CWPP - community engagement is necessary. The

focus right now is on 4 subcommittees:

Communications

Egress

Training and Education

Development of a Plan

(3) NFPA - Firewise Certification Program at the community and property level

Mielke attended the NM Fire Hub virtual presentation. It is a web-based application to allow sharing of pertinent fire information so that multiple agencies can work from a shared platform for fire response. After a short discussion, Smith recommended that we begin the collection of the relevant information and then decide if the SLPPOA website, LCVFD or Fire Hub is the appropriate place for the information.

PARKS- Daniel Wirth

Rigney reported that there are 3 trees that need to be removed and the Board authorized funds for removal of two. He requested authority to remove 3 trees for a total cost of \$1800.

Umscheid motioned and DeWitt seconded to authorize \$1800 for removal of 3 trees. Motion passed 8 -0.

LONG RANGE PLANNING – Ashley D’Anna

No report

OLD BUSINESS

NEW BUSINESS

MEMBERS

ADJOURNMENT

Meeting adjourned at approximately 1950.

NEXT REGULAR BOARD MEETING

May 13, 2025 6:30 pm