

SLPPOA Board of Directors Meeting
 July 8, 2025

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ashley D’Anna	Angela Mielke	Holly Gould
Scott DeWitt		Kenna Ryder
Scott Gould		Tyler Thornton
		Matthias Hochanadel
Keith Rigney		Tom Messing
Donna Smith		
Elizabeth Umscheid		
Tim Umscheid		
	Daniel Wirth	

Meeting called to order at 1835 by DeWitt.

Agenda Approval

Umscheid motion to approve the agenda; Gould seconded. Motion passed 7-0

Minutes needing approval – June 10, 2025

Umscheid motion to approve June 1-, 2025 minutes; Gould seconded. Motion passed 7-0

PRESIDENT- Scott DeWitt

DeWitt is up for reelection to the board and asked for feedback from the Board on his running again.

VICE PRESIDENT- Tim Umscheid

Umscheid met with Bob Bootzin and Catherine Coulter about the road projects on Cerro Pelado and Los Griegos where the road widening would use more of the easement on their properties. Flagging had been placed to identify the extent of the projects. He also reviewed the planned culvert in the low spot on Cerro Pelado. They confirmed they had no problems with proposed projects and appreciated being contacted prior to the work.

SECRETARY- Donna Smith

The FEMA claims are being processed and we are waiting to hear about approvals or questions.

The Annual Meeting is September 13, at 2pm. Smith has approval from Lee Tayler, Fire Chief for use of the Fire Station. Members wishing to run for a seat on the Board need to have their statement of interest/bio in by August 1.

Rigney asked about assignment of Board positions. After the elections, the new Board elects the Officers and assigns chairs and responsibilities. Rigney expressed interest in having a team approach for Water and Roads.

Smith asked if there were any new membership forms for the properties that have closed recently. Swicegood has not received any as of yet.

TREASURER- Elizabeth Umscheid

HOAMCO has not sent the June Financials, due the July 4 holiday schedule. Review and approval postponed until the August Meeting. The unapproved financials received after the meeting are:

- Budget - \$ 206,364
- Op acct- \$ 273,791.76
- Res acct - \$ 90,417.16
- Special Assessment - \$ 44,494.04
- Total Cash - \$ 408,702.96

Assessments Accounts Receivable \$ 33,459.06
Collectible - \$12,042.99 (20 members including Special Assessment)
Long-Term Unpaid - \$ 21,416.07 (2 properties – liens filed, 1 property pending)

Since the Financials were not available, it is unknown how many owners have not fully paid their Annual Assessments. Umscheid volunteered to do the water shutoffs for any owners who have not paid. He can contact the Sandoval County Sheriff's Office for an escort while performing that task.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney

System Readings –

System 1 630,447 gallons produced, 257,580 gallons leak (41% or ~5.5 gpm)

System 2 251,980 gallons produced, 11,257 gallons leak (4.4% or ~.2gpm)

June testing Results--

Well Levels reported to the State

Leaks: 12 total Leaks

2 New

10 Existing (carried over from May)

2 Fixed

Excess Water Usage (>8,000 gals): 15 Users (6 w/Leak Flag)

4 New

11 Existing

highest user = 41,156 gals (no L flag)

2 Fixed

2024 Consumer Confidence Report distributed June 18, 2025. Report and distribution approved by NMED on June 18, 2025.

Smith reported on the PFAS sampling rule which SLPPOA is required to comply with.

There are over 12,000 different per- and poly fluoroalkyl substances (PFAS) chemicals, 6 are regulated in drinking water under the EPA National Primary Drinking Water Regulation, issued in April 2024. Contaminant levels that require remediation are as low as 4ppt. Initial monitoring must begin by April 26, 2027 and any required treatment in 2028 – 2031.

There are several possible sources. In SLPPOA the most likely source would be from septic systems, as waterproof clothing, etc are washed. NMED Emerging Contaminants Program has a grant from EPA to do the initial sampling and analysis. Smith signed up to have the sampling done for SLPPOA. Samples for testing were pulled on June 18, 2025 by an NMED contractor. Results are expected in 4-6 weeks.

Continued monitoring depends on the results of initial monitoring and may be frequent as 4-5 times per year to as long as once every three years. NMED has applied to the EPA to have primacy and would perform the sampling and analysis, as they do with other chemical contaminants.

Water System Projects

Ashley and Aztec Water Line replacements. We need to get estimates for these from Blewer. Funding is set aside from the Special Assessment for these projects.

Booster Station Electrical – Need to get a contractor. Smith will post a request to see if we can identify an appropriate contractor.

Booster Station and Aspen Well House – Rigney and Shawn Amburgey assessed the builds for condition and any needed work. They developed a list including Exterior painting, roof replacements, interior work on the Aspen Well house including insulation, mold treatment and new wall materials. Amburgey is developing an estimate for the work for Board review and approval.

Material Storage – Rigney asked if the Conex storage facility is still planned for this year. He and Umscheid will flag and site it.

Rigney received the Transient Voltage fuses and they are in the storage shed.

Smith is getting estimated from HGS for replumbing the Aspen and Hovenweep wellhouses to address a number of identified issues.

Rigney reported that he, Smith, Corn, Hansen and Hochanadel reviewed the draft Emergency Response Plan. Smith has updated the draft and it is ready for a second review. Smith has also prepared a draft of the Standard Operating Procedures and a review will be scheduled. Smith reported that these need to be approved at the August Board meeting for a timely submission to the Drinking Water Bureau, per the Corrective Action Plan from the Sanitary Water System Survey.

Corn will conduct a training session for System 1 on July 12 at 10am. All interested persons should meet at the Fire Station.

ROADS –Angela Mielke

Trilobite – Smith reported that caution tape is starting to show near 187 Trilobite and the potholes are getting to be significant. Someone has added fill into some of the potholes, but work is needed.

Blewer is working on the 2025 roads projects.

ARCHITECTURAL— Scott Gould

Blighted Property –

Approvals – Gould submitted a request for his property, which has been reviewed by the Arch Committee, and Umscheid needs to sign the final approval.

There was a general discussion on the difficulties in obtaining insurance. D’Anna volunteered to check on available insurance and post any information she finds.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

No report

PARKS- Daniel Wirth

No report

LONG RANGE PLANNING – Ashley D’Anna

No report

OLD BUSINESS

NEW BUSINESS

MEMBERS

One member asked what it takes to have water turned off on a property. It was explained that non-payment of the Annual Assessment by July 1, triggers a shutoff.

Executive Session

Hardship Payment Plan Request. One member has requested a payment plan due to financial hardship. The proposed payments would not have paid off the balance by December 31. After discussion, Umscheid motioned and DeWitt seconded to approve a payment plan that pays off the balance by December 31, 2925, All SLPPOA remedies for non-payment remain applicable. Motion passed 7-0.

Swicegood will inform the member and develop a payment plan that conforms to the approved motion.

ADJOURNMENT

Open Meeting adjourned at 1935.

NEXT REGULAR BOARD MEETING

July 8, 2025 6:30 pm