

**SLPPOA 2025 Annual Meeting Minutes**  
**September 13, 2025**

Meeting called to order at 1402 by Scott DeWitt

**President Scott DeWitt**

DeWitt welcomed everyone in attendance. He summarized the activities over the past year and a number of projects have been completed and the financial situation has improved, with details on both provided by the Board members.

SLPPOA filed with FEMA for work to remediate damages from the post 2022 Cerro Pelado fire flooding totaling \$54,747.85. Expect a determination/payment in 3-6 months.

Project covered

- Calypso Road Water Line
- Calypso Road
- Booster Station Water Line Stabilization
- Aspen Grove/Calypso Land culverts
- Aspen Grove Road.

- TBD –
- Permanent fix to Aspen Grove/Calypso Lane culverts
  - Gravel topcoat on Aspen Grove
  - Stabilization of booster station water line.

Working closely with the State of NM Department of Homeland Security, who have been very helpful and staying on top of all actions that need to be pursued.

**Vice-President – Tim Umscheid**

New Storage facility for water system parts and equipment. Getting two containers to put behind the Fire Station to replace the current shed which is deteriorating. This will provide storage for a new part inventory for the water system and indoor storage for pipe so that it does not get sunburned. Plan to provide covered space between the containers for cinders, so that they do not become frozen and unusable over the winter.

Umscheid asked members present to identify any road area in particular need of work by putting a sticker on the SLPPOA map. The Board is developing the roads project list for 2026.

**Secretary Donna Smith**

As the minutes from the 2024 Annual Meeting have been posted on the SLPPOA website for the past year, Smith did not read them back to the attendees. She noted that a quorum was present at the 2024 meeting and the Board election results were:

3 Year Terms

- Scott Gould
- Donna Smith
- Tim Umscheid

2 Year Terms

- Angela Mielke
- Keith Rigney
- Elizabeth Umscheid

1 Year Terms

- Ashley D’Anna
- Daniel Wirth

Scott DeWitt had one year remaining on his original term of office.

Smith encouraged members to use the updated website which does not require a log-in account and has a lot of reference information for members as well as water meter reading data. Smith stated one of the goals this year has been to have frequent and timely communication with members about meetings, projects and any road or water issues. She thanked Holly Gould for producing the great newsletters this year.

Smith has been cleaning up the Association business records and asked that anyone who has records in their possession let her know so that information can be included in files.

**Treasurer – Elizabeth Umscheid**

E Umscheid provided an overview of the current financial position, as of September 1, 2025:

Budget - \$ 206,364  
 Op acct- \$ 219,913.26  
 Res acct - \$ 92,759.89  
 Special Assessment - \$ 45,669.64  
 Total Cash - \$ 357,442.19

Assessments Accounts Receivable \$ 27,296.67  
 Collectible - \$ 5,457.56 (7 members)  
 Long-Term Unpaid - \$ 21,839.11(2 properties – liens filed, 1 property pending)

|                       | Sept 1, 2024 |                | Sept 1, 2025     | Notes                                    |
|-----------------------|--------------|----------------|------------------|--|
| Cash on Hand          |              |                |                  |  |
| Operating             | \$199,453.63 |                | \$219,013.26     |  |
| Reserves              | \$80,588.17  |                | \$92,759.89      |  |
| Spec Assessment       | \$35,135.59  |                | \$45,669.04      | Aztec water line scheduled for Oct. 2025 |
| Total Cash            | \$315,177.39 |                | \$357,442.19     |  |
| Annual Budget Summary |              | Annual Expense |                  | YTD Expenditures                         |
| Administration        | \$26,355     |                | \$26,355         | \$13,450                                 |
| Reserves              | \$8,224      |                | \$13,824         | \$9,216                                  |
| Roads (Inc Snow)      | \$47,000     |                | \$60,000         | \$86,509                                 |
| Water                 | \$105,985    |                | \$105,985        | \$43,715                                 |
| Parks                 | \$200        |                | \$200            | \$1,800                                  |
| Annual Budget         | \$187,774.00 | \$75,192.82    | \$206,364.00     | \$145,865                                |
| Operating Carryover   | \$203,044.65 |                | \$179,000<br>Est |  |

#### Items of Note:

Reserves – Last Reserve Study (which is old will be updated when we are closer to an appropriate level of Reserves) 2025 Reserves should be \$166,183.

Cost Savings in Water, did not hire a separate local Water Operator, \$20,000  
Water System repairs are running about 50% of projected budget. The major focus and significant expenditure has been on roads over the past year.

Large Year End Expenditures anticipated include a Storage Facility to replace the current parts shed for water parts and first half of the annual Snow Removal contract.

The 2026 annual assessment invoices will go out to members in by December 1, 2025. If anyone does not have their invoice in a timely manner or has any questions, they should contact Elizabeth Umscheid for assistance.

#### **Water System – Keith Rigney**

##### **Volunteers - Special thanks to**

Harold Corn for his continued service in responding to issues and training and mentoring the next generation.

Tersa Hansen and Matthias Hochanadel for reading, reporting, servicing the water meters and identifying leaks on homeowner properties.

Donna Smith for assisting with getting contractors, monitoring projects and getting this done.

Thanks to the homeowners who fixed numerous leaks on their properties. For many the water use dropped from 20,000 gallons per month to less than 4,000.

##### **Leaks/Repairs**

1. January 2025 – Major leak at Vallecitos Road - \$1,200
2. Frozen Meters and Water Lines – about 12 properties that we know of had frozen water lines or meters last winters. Extreme cold and lack of snow pack to insulate the ground caused problems for many, including Los Alamos, La Cueva, Jemez Springs and us.
3. Hovenweep Well (January 2025) – replace pump, motor and PumpTec - \$6,459.09
4. Aspen Well House - Repair Leak March
5. FR10 Well (May 2025) – Replace pump, motor, Control box, well electrical wire \$13,704.52

##### **Compliance Projects**

1. Monthly and annual water sampling had no water quality issues.
2. Began testing for PFAS with NMED paying the costs – Saving ~\$2,000
3. Capped original FR10 Well as required by the OSE Permit to drill the current FR10 Well. Also required by the NMED Drinking Water Bureau. Originally drilled in 1988, began failing in 2008, approval to drill new well in 2009, with the requirement to cap the abandoned well. - \$6,871.93
4. Install vents on Wellheads, required by NMED Drinking Water Bureau - \$1,430.
5. Completed Sanitary Water System Survey in March 2025 with 15 items to address. There were no violations concerning water quality. 7 addressed immediately, 7 addressed on a

schedule. One outstanding item is recoating or replacing the 12,000 gallon steel storage tank on System 2.

6. Updated Emergency Response Plan and Operating and Maintenance Plan and initiated Source Water Protection Plan.
7. Conducted training session on Sys 1 and Sys 2.

### **System Condition**

1. Water Quality – No violations for e.coli or Total Chloroform
2. PFAS Testing started
3. Wells – water levels are steady or rising

### **Winter Preparations**

The large number of frozen meters and water lines last winter occurred due to cold temperatures, lack of snow pack for insulation and unoccupied residences. If a member is going to leave the residence unoccupied, please let the Board know so that we can keep an eye on the water meter and address any issues. Drip a faucet if we are expecting extreme cold temperatures, especially if you had a freeze last year. We would rather pump a little extra water than dig up frozen water lines.

### **Future Projects**

Several projects are slated for work:

1. Aztec water line replacement. This is a Special Assessment project that was approved in 2024. Scheduled for October 2025.
2. Replumb Aspen Well house and Hovenweep Wellhouse. This will cleanup plumbing and replace a malfunction backflow preventer. October 2025.
3. Refurbish Aspen Wellhouse and Pumphouse Station building. Roofing, painting and general maintenance of the structures.
4. System 2 Pumphouse Electrical refurbishment. Rewire the pumphouse to address a number of electrical issues and add an emergency generator connection.
5. Replace or recoat the System 2 steel storage tank.
6. Initial plan for additional isolation valves and possible metering on distribution lines to facilitate leak detection.

### **Special Presentation on Insurance**

Melissa Robertson  
Bureau Chief  
Property Casualty Bureau  
505-670-2704  
Melissa.Robertson@osi.nm.gov

Thanks to Chief Taylor, who arranged the speaker, Melissa Robertson to speak on the current state of homeowners insurance.

Changes are continuing to come to the insurance industry due to changing climate and legislation. The old predictive models of losses, fire and weather damage no longer work for the industry as fires are larger, faster and more destructive than in the past.

Under SB33, NM has formed a Task Force with participation from the Office of the Superintendent of Insurance, USFS, BLM BIA, State Fire Marshall, State Forestry, and the Insurance industry to address fire and insurance issues. NM is also participating with the Insurance Institute for Business and Home Safety.

In general, insurance rates are increasing due to

1. Inflation and home values increasing. The replacement cost for housing is going up. NM requires insurers issue replacement cost insurance, with the exception of the FAIR program.
2. Catastrophic losses are more common and unpredictable. The industry cannot use old models to predict losses as the losses are coming in unexpected ways. Large fast moving fires are more common.

Robertson briefly addresses general preparedness topics, including a family meeting plan, go bags, documents to protect, etc.

She then discussed the IIBHS program. There are number of resources from the IIBHS at <https://ibhs.org/>. The IIBHS is active in NM and offers a program of inspection and certification that a home meets criteria for fire resistance and safety. With a certification, the likelihood of keeping insurance is greatly enhanced.

Measures to be taken to meet the certification requirements are easiest to implement during new construction, adding about \$5,000 in cost to a project. Measures include; Class A roofing materials, clean gutters, screened vents (1/4" metal screening), 6" vertical clearance of ground to flammable on the house, decks sprayed with resistance spray, no greenery within 5 feet of the house and a defensible space out to 30 feet. A check list is available and there is a fee for the inspection and certification.

### **How To Prepare My Home Checklist and apply at wildfireprepared.org**

When insurance cannot be purchased on the open market, the NM FAIR Plan can provide insurance of last resort. This plan is only one in NM can write a cash value policy as opposed to a replacement cost policy. There is no liability or contents coverage under a FAIR plan. Time is limited on a FAIR plan, as the property needs to be mitigated such that it qualifies for market insurance. Flooding and hail damage concerns were briefly addressed. Flooding is a consideration outside of normal water courses due to post wildfire flooding. Owners may want to investigate flood insurance for these conditions.

### **Roads – Angela Mielke**

Mielke noted that roads are a team effort, like the water system, and she thanked a number of volunteers who have used their own equipment over the past year to address road issues, fill potholes, and fix drainages.

In October 2024, we started on upper Los Griegos to improve drainage and address a power line that had surfaced. Early deep snow curtailed the project.

2025 projects began in July with several projects to widen and improve drainage on lower and upper Los Griegos, Cerro Pelado and Aspen Grove, including replacing culverts and installing new culverts. We had budgeted \$40,000 for road repair and improvement, and the Board decided this was a good investment in improvements for some of the carry-over cash, spending a total of \$73,925.31 for materials and work.

|         |
|---------|
| Project |
|---------|

|  |             |
|--|-------------|
| Culverts – Shannon’s Way/Cerro Pelado                |             |
| Widening Los Griegos/Cerro Pelado                    |             |
| Culvert Aspen Grove/Scouts Lane                      |             |
| Upper Los Griegos                                    |             |
| Cerro Pelado Widening and Culvert (mid Cerro Pelado) |             |
| Mobilization and Materials                           |             |
| Total Cost   | \$73,925.31 |

We are starting a list of roads projects for 2026. Mielke asked attendees to identify any areas needing attention for road work with sticky dots on the provided map.

**Forest Rd 10**

We met with Jeremy Golston, USFS District Ranger to review FR10 General Condition. FR10 is a lease easement from Bob Bootzin and Bob Hotchkiss to the USFS. It is maintained by the USFS to Maintenance Standard Level 3. From the standard, washboards and potholes are expected and require low-speed driving. Mary Moore observed that FR10 is in about a bad a condition as she has seen. In the past is seemed to generally be better. Meilke reported that, from discussions with the USFS, we understand that FR10 is designated a Level 3 for road maintenance.

LEVEL 3. Assigned to roads open and maintained for travel by a prudent driver in a standard passenger car. User comfort and convenience are not considered priorities

Roads in this maintenance level are typically low speed with single lanes and turnouts.

Sandoval County does maintenance work on FR10 for access for the Fire Department under and MOU with the USFS. USFS and Sandoval County meet once a year to review the roads, needs, etc. That meeting is held in the 1<sup>st</sup> week of June. Sandoval County will grade twice a year, July and September.

For this year, Sandoval County is expected to complete a grading in September. Lee Taylor reported that he continues to push for more road work from Sandoval County. The County Roads Manager is concerned about the cost and grading roads that are not owned by the County. Under the MOU with the USFS, requests for the County to grade the road must come from the USFS. Taylor is advocating for more frequent grading of FR10 to help with fire truck response and condition.

Additional SLPPOA road work for 2025 was approved by the Board at the September meeting to include:

1. Cerro Pelado with additional loads of material and shaping to hold it through the winter and address current runoff issues.
2. Hovenweep Loop hill, between Bonito Way south toward Aztec. There is a gully running down the middle of the road and the crown is gone.
3. Looking at bringing in additional fill materials to address some shallow water lines.

2026 projects Planned/Under Consideration

1. Level space for the parts storage containers at the Fire Station.

2. Upper Los Griegos. Widening as much as possible, adding a new culvert and more material.
3. Inspect the remainder of Hovenweep for more work.
4. Cerro Pelado at the top to address culvert and drainage.
5. Cerro Pelado – drainage from a driveway onto the road.
6. Widen, add material and shape Los Griegos from FR10 up the hill
7. Box culvert and permanent repair of Aspen Grove/Calypso Lane flood damage.
8. Spread Aspen Grove road surface material from Calypso Lane north to address flood damages.

FEMA reimbursements are in process to address Aspen Grove/Calypso Lane.

### **Architecture – Scott Gould**

Several Architecture requests over the past year, mainly for sheds, garages and fences. One property is undergoing a complete demolition as the building was tagged by Sandoval County as a blighted property. SLPPOA requested Sandoval County to inspect a blighted property on Bonito Way. Pursued this option as:

1. County has objective criteria for determining blighted condition. Not SLPPOA determining a property is not up to community standards (which are not defined).
2. County has enforcement powers
3. Does not cost SLPPOA anything to have the County do this. A private suit to enforce the covenants would cost SLPPOA in attorneys and court costs and enforcement actions.

While it is a slow process, Sandoval County has taken action to compel cleanup and progress is being made. Structure is under demolition by a contractor.

### **Parks**

Removed three large dead dangerous trees from Black Bear Park.

### **Firewise & Emergency Preparedness**

Successful chipper day, thanks to LCVFD a number of properties removed slash.  
Applied for thinning grant for 3 SLPPOA-owned properties.

### **Election of Officer and Meeting Adjourned.**

