

SLPPOA Board of Directors Meeting
 August 12, 2025

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ashley D’Anna		Matthais Hochanadel
Scott DeWitt		Tersa Hansen
Scott Gould		Harold Corn
Angela Mielke		Tom Messing
Keith Rigney		Ann Gaylen
Donna Smith		
Elizabeth Umscheid		
	Tim Umscheid	
	Daniel Wirth	

Meeting called to order at 1837 by Scott DeWitt

Agenda Approval

Smith emailed an updated agenda prior to the meeting.
 D’Anna motioned and Rigney seconded to approve the updated Agenda.
 Motion passed 6-0

Minutes needing approval – July 8, 2025

Rigney motioned and Gould seconded to approve the July 8, 2025 minutes.
 Motion passed 6-0

PRESIDENT- Scott DeWitt

DeWitt initiated a discussion about entering into an MOU with the USFS to allow SLPPOA to perform maintenance on FR10. An MOU would permit SLPPOA to work on projects specified in the MOU, but not require them. A discussion of idea with the following points ensued:
 D’Anna noted that if we agree to participate in maintenance, membership will likely expect SLPPOA to maintain the road in better condition. Other items discussed included the cost of maintaining the road, as SLPPOA will have to hire a contractor to do the work and liabilities from maintenance activities on a road used extensively by the public.
 Tersa Hansen has an email from Sandoval County roads department to Lee Taylor specifically stating that they will not take over FR10, in addition to others suggested. They will continue to participate in the maintenance agreement with the USFS.
 Mielke asked Smith to have the information on the USFS standards for FR10 available for the Annual Meeting. No decision was taken, but agreement to continue to investigate options for FR10 maintenance.

VICE PRESIDENT- Tim Umscheid

Umscheid reported by email that he is working to get shipping containers for storage delivered in September. He plans for Hasenauer to level the site for the containers.
 He did not do any water shutoffs in July. Shutoffs will be addressed in the Executive Session.

SECRETARY- Donna Smith

Smith reported that the Annual Meeting is scheduled for September 13, 2025. Three members have volunteered to serve on the Board and are on the ballots which must be mailed no later than August 29, 15 days prior to the meeting. The meeting notice, ballots and labels are all printed and mailing will likely be the week of August 18. Lee Taylor has arranged for Melissa Caldwell of the Office of the Superintendent of Insurance to speak on homeowners insurance at the meeting.
 Smith has a summary write-up for the Committee chairs on topics that were covered this year and will send it to them shortly.

It was agreed to have a Board meeting immediately after the Annual Meeting to elect officers and organize the Board.

Smith reported that the claims are working their way through the FEMA process. The claims for the water system seem to be going fine. FEMA is now balking at the roads claims, saying that the roads are private roads and do not qualify for the public assistance program. The State of NM people have sent in an appeal of this with additional documentation of the roads projects being necessary to protect the public utilities, water and power, that were exposed by the flooding. Smith has proposals from two environmental engineering firms to do the H&H study on the Aspen Grove/Calpyso Lane intersection and culverts requested by FEMA previously. One proposal is for \$35,000 and the second proposal is for \$38,500. Smith suggested holding off on pursuing these until we know FEMA is going to pay for the construction work.

During the site visit by one of the civil engineers, his initial suggestions were to install a 36 inch or larger box culvert. It should be at least 28 feet to accommodate the curve in the road for a fire truck. Use this to raise the road to remove the current dip at the culverts and reduce the grade of Aspen Grove above the culvert.

Smith has continued sorting through the old files and has emptied 3 drawers and filed the records regarding contracts, projects, memberships and legal issues. Smith will take the old files for commercial shredding, which will likely cost under \$200.

TREASURER- Elizabeth Umscheid

June 30, 2025

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)

July 31, 2025

Budget - \$ 206,364
Op acct- \$ 271,267.26
Res acct - \$ 91,588.39
Special Assessment - \$ 45,641.68
Total Cash - \$ 407,918.94

Assessments Accounts Receivable \$ 30,725.17
Collectible - \$12,042.99 (20 members including Special Assessment)
Long-Term Unpaid - \$ 21,416.07 (2 properties – liens filed, 1 property pending)

Approval of June 2025 and July 2025 financial statements
Smith motioned and DeWitt seconded to approve financials. Motion carried 7-0

Smith asked about recurring payments, as the payment for the Safe Deposit Box at Enterprise Bank was not paid, but was shown on the income statement in February. Elizabeth Umscheid noted that HOAMCO accrues a couple of recurring payments as they are due. She will continue to investigate and attempt to identify how to keep track of such accruals. There are only a couple of these. Smith paid the safe deposit box fee and submitted it for reimbursement.

Elizabeth Umsheid reported that all the invoices from Blewer for the 2025 roads projects have been submitted for payment as he has completed the work.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney

System Readings –

System 1 595,170 gallons produced, 241,009 gallons (40% or ~5.4 gpm)

System 2 183,060 gallons produced, 11,682 gallons Gain (% or gpm)

June testing Results--

PFAS Results not received to date. Sampled on June 25, 2025

Well Levels reported to the State

Leaks: 13 total Leaks

1 New

12 Existing (carried over from May)

0 Fixed

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

2 New

7 Existing

highest user = 42853 gals (no L flag)

8 Fixed

Hansen reported she gets pushback from some members denying that they have leak or that they want to be notified. Rigney asked that she copy him, so that he can also address this with the individual members.

811 Response Team. Smith reported that the 811@slppoa.org forwards to Scott DeWitt, Keith Rigney, Tim Umscheid and Harold Corn. As it is easy to miss getting a ticket cleared, Rigney asked that the 811 notices go the entire Board and the Board assist him by reminders to ensure that tickets are clearing in a timely manner. Smith will have the emailer forwarder updated to include the entire Board and Harold Corn.

Mielke asked about the notices from the Levelcon system about High High storage tank levels. Rigney confirmed that those are not an indication that there is a problem in the water system. He will work with Levelcon and Harold Corn to reset the limits at which High High notices are sent. The Low tank level notices are working appropriately at correct low levels, which would indicate an issue that needs to be assessed.

Water levels in FR10 and Aspen Grove well were sounded by the NM Bureau of Geology.

Date	FR10	Aspen Grove
June 2024	241.59	312.28
March 2025	241.00	311.79
July 2025	241.24	312.07

Water System Projects:

Electrical Upgrade in Booster Station – continuing to look for a contractor for this project.

Rehab of Booster Station building and Aspen Wellhouse – waiting on estimate/proposal.

Plumbing in Aspen and Hovenweep Wellhouses Cost Estimate - \$1,600.

Smith has an estimate from HGS to replumb Aspen wellhouse from the inlet from the well to the output to the distribution system. This will move the sample tap higher, add a hose bib connection for the water operator, replace a malfunction backflow preventor and add an additional system shutoff.

Hovenweep replumbing will disconnect the unchlorinated water line to the spigot outside the wellhouse and replace it with a hose bib inside the wellhouse. This addresses an issue from the Drinking Water Bureau.

Rigney motioned and Gould seconded to approve the projects. Motion carried 7-0.

Smith reported that the Standard Operating Procedures and Emergency Operating Procedures have been reviewed by both SLPPOA personnel and the water operator. The current version is ready for approval by the Board and submission to the Drinking Water Bureau to satisfy the Corrective Action Plan Items. Continuous updates are appropriate as we see fit and do not need to be submitted to the State.

Smith will print two copies, one for the files and one for a notebook in the supply shed where they are readily available. Also, a plat of the water system will be with the procedures. An electronic copy will also be archived on the google drive and the water computer.

Smith motioned and Rigney seconded to approve the SOP and ERP. Motion carried 7-0.

Smith and Rigney inspected the System 2 storage tanks and verified that there are seals on the hatches. Documentation in the form of pictures will be submitted to the Drinking Water Bureau to satisfy 5 Significant Deficiencies from the Sanitary System Survey. This leaves only 1 outstanding deficiency, the System 2 steel storage tank which needs either replacement or recoating.

Rigney is working on getting the estimate from Blewer to replace the shallow Aztec Lane water line from the Special Assessment approved in 2024. SLPPOA has 2 weeks of work allotted on Blewer's schedule for Fall projects.

ROADS –Angela Mielke

Mielke reported that Blewer has completed the 2025 roads projects:

- Culverts – Shannon's Way/Cerro Pelado
- Widening Cerro Pelado at Los Griegos/Aspen Grove
- Culvert Aspen Grove/Scouts Lane
- Upper Los Griegos
- Cerro Pelado Widening and Culvert (mid Cerro Pelado)

Some additional work on lower Cerro Pelado on a homeowner's property to correct drainage and driveway run-off will likely be performed as well as drainage correction on lower Los Griegos above the booster station.

Project identified for 2026 include:

Hovenweep Loop, between Aztec and Bonito Way, continued work on Los Griegos including widening from FR10 to the Aspen Grove.

Mielke suggested asking members for input at the Annual Meeting on any additional road issues.

ARCHITECTURAL— Scott Gould

Blighted Property – Smith reported that outbuilding, decks, porches and roofs have been removed. The owner has contacted a contractor to complete the removal of the remaining building.

Approvals – 78 Mimbres – shed and fence replacement approved.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

Mielke reported that LCVFD will be chipping slash in SLPPOA. A number of members have signed up and a full day of work is expected.

Mielke reported that SLPPOA has applied for a thinning grant for three community owned properties: Black Bear Park, Unit 3 Lot 16 (Trilobite Trail) and Unit 4 Lot 16 A (behind the Fire Station). Inspection by the forester is scheduled for September 5, 2025.

PARKS- Daniel Wirth

No report

LONG RANGE PLANNING – Ashley D’Anna

No report

OLD BUSINESS

NEW BUSINESS

MEMBERS

Executive Session

One member who requested a payment plan has agreed to pay the full balance in August and forgo an additional payment plan.

Three members have not made any payments and or made arrangements for payments. Water shutoff will be initiated in the next week.

ADJOURNMENT

Open Meeting adjourned at 2006.

NEXT REGULAR BOARD MEETING

September 9, 2025 6:30 pm

Annual Meeting, September 13, 2025 2pm.

Special Board meeting September 23, 2025 4pm