

SLPPOA Board of Directors Meeting
September 9, 2025

Board Members present:	Board Members Absent:	SLPPOA Members Present
	Ashley D’Anna	Harold Corn
Scott DeWitt		Mary Moore
Scott Gould		Michael Meadows
Angela Mielke		Tom Messing
Keith Rigney		Kenna Ryder
Donna Smith		Danny Blewer
Elizabeth Umscheid		
Tim Umscheid		
Daniel Wirth		

Meeting called to order at 1834 by Scott DeWitt

Agenda Approval

Smith noted that three items were added to the Agenda after it was published and suggested that the Roads discussion be moved to the first item.

DeWitt motioned to approve the agenda, Wirth seconded. Motion carried 7-0

Minutes needing approval – August 12, 2025

DeWitt motioned and Rigney seconded to approve the minutes. Motion carried 7-0

PRESIDENT- Scott DeWitt

DeWitt signed the letter authorizing Sandoval County to hire a contractor for the Calypso Ditch hardening project, funded by National Resource Conservation Service. It acknowledges that SLPPOA will be responsible for maintenance of the ditch after the work is complete.

ROADS –Angela Mielke

Several road items were identified in a free-flowing discussion of future projects and current issues.

Danny Blewer, Escape Property Management, has two weeks booked for SLPPOA work. The Aztec water line replacement will take approximately one week. The second week and any available time from the first week are available for roads work. He suggested the section of Hovenweep between Bonito Way and Aztec, to the bottom of the hill below Bonito Way, as a good project. There is an erosion channel in the middle of the road and it needs a crown.

Lower Los Griegos by the booster station and Cerro Pelado need additional work for drainage. Currently excessive runoff is occurring in front and back of Kurt Standly property on Aspen Grove. It is also creating a ditch above the booster station line at the back of Stanly’s property and depositing fines onto Meadows property. Emergency stabilization of the Cerro Pelado/Los Griego intersection is needed to address this issue prior to any more permanent work in 2026.

The following actions were taken by the Board:

1. Approval of the bid to replace water line at Aztec Lane for up to \$25,000. The bid estimate was 23,083 with a note that the materials cost may be different than listed on the bid.
Rigney motioned and Mielke seconded. Motion carried 8-0
2. Stabilization of Cerro Pelado/Los Griegos intersection with 4 loads of material. Cost up to \$6700.
Mielke motioned DeWitt seconded. Motion carried 8-0

3. Hovenweep south below Bonito Way cost of \$6,648.44
Mielke motioned Tim Umscheid seconded. Motion carried 8-0

Rigney suggested that E. Umscheid rebudget \$15K from the water budget to roads, as we have not spent as much on water this year as budgeted.

2026 Roads Plan

The Board asked Blewer to block out 8 weeks for work in 2026, 4 in June and 4 in September for roads and water lines. After the projects are specifically identified we can release time if it is not needed. Mielke is collecting a list of road projects for 2026. At the Annual Meeting a large SLPPOA map will be available for members to identify specific road issues.

FR10

The USFS proposed removing the cattle guard at FR10 and SR4. It is damaged and has cut tires on vehicles. DeWitt gave Jeremy Golston, the District Ranger, concurrence from SLPPOA for the removal.

High Road

The new owner of the property at the top of High Road has encountered people camping on his property. He blocked the road to prevent this, but inadvertently blocked residents access to parts of their property. He intends to install a gate higher on the road on his property.

VICE PRESIDENT- Tim Umscheid

Three properties have had the water shutoff due to lack of payment of 2025 Assessment.

T. Umscheid is working with Malloy to have the units delivered, but the site prep work needs to be completed.

SECRETARY- Donna Smith

Annual meeting is Saturday, Sept 13.

FEMA Claims – Smith continues to pursue the FEMA claims. It appears, the Calypso water line, Calypso road, and booster line projects will be approved by FEMA. A letter from the Jemez Mountains Electric Coop for the Aspen Grove emergency road work has been submitted in an effort to have that project approved.

Smith has continued to sort and purge files and old records. The consensus is that records pertaining to liens, except final release of liens, and bankruptcy can be purged after the property is sold, as that is evidence that the SLPPOA interest in the property has been addressed.

TREASURER- Elizabeth Umscheid

As of August 31, 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)

E. Umscheid noted that the two long-term delinquencies should be addressed. The action is likely a foreclosure. She will investigate the cost and process for a foreclosure on these properties.

Approvals:

- August Financial Statement
Smith motioned and Mielke seconded to approve the August financial statement. Motion carried 8-0.
- Water Shutoffs
3 shutoffs were completed. No response from the property owners. T. Umscheid will check that water has not been turned on.

Budget and Assessment Schedule

E. Umscheid asked to develop the budget and approve it at the October meeting so that HOAMCO can get the assessment invoices out by Dec 1. A budget planning meeting is scheduled for October 9 at 6:30.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney

System Readings –

System 1 332,902 gallons produced, 239,575 gallons (70% or ~5.2 gpm)

System 2 210,441gallons produced, 5,771 gallons Gain (% or gpm)

Post meeting note – the usage is significantly lower on System 1 than prior months (Aug 2025 was 595,170 produced). The leak rate is unchanged at just over 5%, but the leak % is significantly higher due to the lower total water production and use.

Well Levels reported to the State

Leaks: 12 total Leaks

2 New

10 Existing (carried over from July)- 1 may be addressed before Winter

3 Fixed

Excess Water Usage (>8,000 gals): 14 Users (5 w/Leak Flag)

7 New

7 Existing

highest user = 26,021 gals (has L flag & possibly fixed)

2 Fixed

Several high water users have repaired their leaks, at least 2 were at the frost-free spigot. Many thanks to them for the work.

Rigney will address the 612 Los Griegos property which has a minor leak but very likely to freeze and break pipes this Winter again. Rigney also plans to ask owners to let the Board know if their property will be unoccupied for an extended period of time over the winter, as such conditions were the source of the freezes last year.

The Aspen Grove and Hovenweep wellhouse plumbing upgrades are scheduled for October 13 by HGS.
E Umschied has a lead on electricians who may be interested in the Booster Station electrical upgrade project.

ARCHITECTURAL— Scott Gould

Blighted Property – Smith reported that the contractor is demolishing the remaining structure. There is a large bin on the property with demolition debris and a pile remaining to be disposed.

Approvals – no new approvals

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

Smith reported that she and Ashley D’Anna met with Terrell Treat to do the assessment of the SLPPOA properties for a thinning grants. He did not think we need to treat the property by the Fire Station, as there are few trees. There is a small stand by FR10 that we might want to thin out, but could do that ourselves, if we want.

He walked both Black Bear Park and the Unit 3 Lot 16 pocket park. He will develop the proposal and cost estimate over the next couple of weeks and get it to approve. We might be able to get the work done this year, depending on snow.

We need to mark the property lines prior to thinning.

PARKS- Daniel Wirth

No report

LONG RANGE PLANNING – Ashley D’Anna

No report

OLD BUSINESS

NEW BUSINESS

MEMBERS

Mary Moore observed that FR10 is again in rough condition. The USFS expected Sandoval County to do one more grading in September.

Executive Session

ADJOURNMENT

Open Meeting adjourned at 1757.

NEXT REGULAR BOARD MEETING

Annual Meeting, September 13, 2025 2pm.

Special Board meeting September 23, 2025 4pm

October 14, 2025 6:30 pm