

SLPPOA Board of Directors Meeting
November 11, 2025

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ashley D’Anna		Matthais Hochanedel
Scott DeWitt		Tersa Hansen
Scott Gould		Mary Moore
Tom Messing		Kenna Ryder
Angela Mielke		
Keith Rigney		
Donna Smith		
	Elizabeth Umscheid	
	Tim Umscheid	

Meeting called to order at 1832 by Scott DeWitt

Agenda Approval

- Three items were added to the published agenda;
- FR10 Road Maintenance Agreement with USFS
- Office of the State Engineer Over-diversion email
- Booster Station Electrician

Smith motioned to approve the agenda as amended, DeWitt seconded. Motion carried 6-0

Minutes needing approval – October 14, 2025

DeWitt motioned and Gould seconded to approve the minutes. Motion carried 6-0

PRESIDENT- Scott DeWitt

DeWitt asked if SLPPOA wants to enter into a Road Maintenance agreement with the USFS to permit SLPPOA to perform maintenance on FR10. Smith expressed concerns about liability issues. There was a general discussion on approaches to improve the County and USFS maintenance. Meilke will pursue further discussions with the USFS Roads Supervisor for the Santa Fe Forest. Other contacts include the County Commission, etc. We will attempt to engage in discussions over the winter. Smith observed that the USFS Permitees with cattle were using Trilobite Trail this fall to move cattle out rather than the front hill road on FR10.

VICE PRESIDENT- Tim Umscheid

No Report due to excused absence

SECRETARY- Donna Smith

Smith reported that the Natural Resources Conservation Projects in SLPPOA are scheduled for November and December. The SLPPOA project for Calypso ditch hardening is expected to start December 1. Mielke reported that two of the approved projects have been cancelled, one due to the homeowner deciding not to implement the plan and the second due to the lack of materials that were expected to be available from the first project.

TREASURER- Elizabeth Umscheid

No report due to excused absence. Financial review and approval postponed to December.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney & Tom Messing

System Readings –

System Readings

System 1 466,559gallons produced, 246.545 gallons (53% or ~ 5.5 gpm)

System 2 147,020 gallons produced, gallons 10,101 Gain (% or gpm)

Testing Results-- E.Coli and Fecal Chloroform negative.

Leaks: 11 total Leaks

- 3 New
- 8 Existing (carried over from Sept)
- 2 Fixed

Excess Water Usage (>8,000 gals): 4 Users (4 w/Leak Flag)

- 0 New
- 4 Existing
 - **highest user = 16,565 gals**
- 3 Fixed

Aztec Water Line Replacement

The SLPPOA work on Aztec is complete and Windstream is supposed to bury the phone line that is across the Moore's driveway that services the McConaha/Slemmons property. To date, they have not completed the work. Windstream indicates that they expect to work in the next 10-14 days. Some markings have been placed. Smith will notify Mary Moore and Alice Sliemmons when/if Windstream requests an 811 locate.

Office of the State Engineer

Tersa Hanse received an email from Doug Crosby at the OSE. He has corrected the several years of incorrect date, and now the OSE and SLPPOA records agree. SLPPOA has not overdiverted water. Tersa continues to work with Crosby to get the corrected meter type in the OSE system for the Hovenweep well so she can report the well production information.

ROADS –Angela Mielke

Mielke asked if we need a load of cinders for this year. The consensus was one load would be sufficient. Mielke with obtain the cost and the Board agreed to an electronic vote to approve the expenditure, as it is expected to be in excess of \$500.

Mielke confirmed that we are in the second year of the snow plowing contract and callouts will be the same as last year. She will confirm with Tim Umscheid that he will be the primary caller for snowplowing with backup from Mielke, Rigney and Gould.

ARCHITECTURAL— Scott Gould

Approvals – Workshop at 165 FR10.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

LCVFD confirmed that the chipper will not be available for any more work in SLPPOA this fall. They expect to get is back in the Spring. Meilke will contact the homeowners who did not get completed this fall.

Mielke received the assessment for the thinning grant for the three SLPPOA properties:

Black Bear Park meets the criteria for thinning
Trilobite Trail property is already below the thinning criteria, and so will not be thinned.
The SLPPOA property at the Fire Station and FR10 Well sites also does not need thinning.
Mielke will obtain final cost proposal for Black Bear Park for approval.

PARKS-

LONG RANGE PLANNING – Ashley D’Anna

No report

OLD BUSINESS

Road Agreement for the Unit 6 LANet property needs to be reviewed, in light of the sale of additional lots in Unit 6. Smith will obtain the agreement for review by the Board.

NEW BUSINESS

MEMBERS

Executive Session

ADJOURNMENT

Meeting adjourned at 1930.

NEXT REGULAR BOARD MEETING

December 9, 2025

SLPPOA
2026 Proposed Budget

ADMINISTRATIVE

OPERATIONS	Amount
Accounting	1,000
Gifts	150
Insurance	7,100
Legal	5,000
Liens/collection costs	400
Management	6,200
Travel	500
Office	3,400
Safety deposit box	45
Internet/website	2,000
Annual corp report	60
Taxes - property	590
Taxes -state	100
Reserve account	14,970
MAINTENANCE	
Parks	200
Roads	50,000
Snow	20,000
Admin Sub Total	\$ 111,715
WATER SYSTEMS	
OPERATIONS	
Service fees	3,000
Conservation fee	500
Utilities	8,700
System reports	0
MAINTENANCE	
Water operator	-
Sampling/Analysis	4,500
Water	89,285
Water Systems Sub Total	\$ 105,985
TOTAL	\$ 217,700
Member annual fee	\$ 1,400
Unit 6 annual assessment fee	\$ 700