

SLPPOA Board of Directors Meeting
 October 14, 2025

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

Meeting called to order at 1838 by Tim Umscheid

Agenda Approval

Tim Umscheid motioned to approve the agenda, D’Anna seconded. Motion carried 6-0

Minutes needing approval – September 9, 2025

D’Anna motioned and Gould seconded to approve the minutes. Motion carried 6-0

PRESIDENT- Scott DeWitt

No report due to illness

VICE PRESIDENT- Tim Umscheid

Tim Umscheid noted that after the work on replacing the Aztec water line, the isolation valves need to be marked more clearly to find them, as some locations are based on Harold Corn’s recollections of where they are. Rigney suggested purchasing reflective marker poles to facilitate road plowing, marking culverts and isolation valves to prevent damage. The cost is likely less than \$200.

SECRETARY- Donna Smith

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. FEMA does not agree that the roads should be covered, as they are private roads owned by SLPPOA. We are appealing this decision, based on the work to cover the erosion over the electric utility line on Aspen Grove.

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 Sept 30, 2025

Budget - \$ 206,364
 Op acct- \$ 217,928.99
 Res acct - \$ 93,930.96
 Special Assessment - \$ 45,674.86
 Total Cash - \$ 357,534.61

Assessments Accounts Receivable \$ 27,564.11

Collectible - \$ 5,520.53 (7 members)

Long-Term Unpaid - \$22,043.58 (2 properties – liens filed, 1 property pending)

Two large bills remain to be paid in 2025, including:

Aztec Water Line for \$23,934, which will be paid from 2024 Special Assessment funds

Snow Plowing first installment

E. Umscheid will contact the attorney to determine the estimated cost of foreclosing. Water has been shut off to three properties with the large outstanding balances. Properties with small balances were not shut off but did receive notices on the door.

Approval:

- September Financial Statement
Smith motioned and E. Umscheid seconded to approve the September financial statement.
Motion carried 7-0.
- 2026 Assessment

The Board had a working session on October 13, 2025 to review the financial position, discuss 2026 projects, draft a budget and discuss the 2026 Annual Assessment.

Given the rate of inflation, the number of expensive infrastructure projects and the position of the Financial Reserves that need to be addressed, the Board determined a 5.4% increase in dues was appropriate, setting the Annual Assessment at \$1400.

Tim Umscheid motioned and Gould seconded to set the 2026 Annual Assessment at \$1400. Motion carried 7-0.

E. Umscheid will discuss with HOAMCO the need to get the Assessment invoices out by December 1, in accordance with the By-laws.

A discussion about the 50% assessment charged to the single lot in Unit 6 under the Roads Agreement. The Board agreed to review the Roads Agreement to determine its current utility. No decision was made.

- 2026 Budget

Based on the approved annual assessment, the Board established a 2026 Operating Budget of \$217,700. The budget increased from the increase in assessment of \$11,336 was split between a \$10,000 increase in the Roads budget and \$1,336 to the Financial Reserves. The approved budget is attached to these minutes.

Smith motioned and Rigney seconded to approved proposed 2026 budget. Motion carried 7-0.

- Financial Reserves

Given the strong cash position and the continuing need to improve the Financial Reserve position, the Board discussed an addition transfer to the Financial Reserves in 2025. Considerations included the need for additional reserves, the strong cash position, the ability to access the funds for emergency expenditures, the end of the fiscal year and upcoming cash from the 2026 annual assessment. A few different amounts were discussed with a consensus settling on \$25,000.

E Umscheid motioned and Rigney seconded to transfer and additional \$25,000 to Financial Reserves in 2025. Motion carried 7-0.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney & Tom Messing

System Readings –

System Readings

System 1 448,280 gallons produced, 226,703 gallons (51% or ~ 5 gpm)

System 2 155,850 gallons produced, gallons 7,642 Gain (% or gpm)

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

PFAS – None detected in any samples from the 3 producing wells.

Well Levels reported to the State

Discuss: 612 Los Griegos wants to go through Brian to at least cover his meter w/ dirt before this

Winter

Leaks: 10 total Leaks

- 3 New
- 7 Existing (carried over from August)
- 5 Fixed

Excess Water Usage (>8,000 gals): 7 Users (6 w/Leak Flag)

- 2 New
- 5 Existing

highest user = 17,552 gals

- 10 Fixed

Office of the State Engineer

On September 11, 2025, we received an email from Doug Crosby of the OSE stating that we have over-diverted water by 359.918 acre feet since 2017. On October 14, 2025 Tera Hansen, Harold Corn and Donna Smith met with Mr. Crosby at the OSE office in Albuquerque to review our records. Smith reviewed for the Board the following:

1. The well numbering system for the State was changed in 2008 or 2009 and our wells were renumbered, so records are filed under two different systems.
2. SLPPOA replace the well meters in 2014 but did not file the required paperwork with OSE to document the new meters. As a result, the metering calculations by OSE are not correct.
3. The Hovenweep well production numbers are over by 10 times, due to the metering change.
4. We supplied OSE with the information on the current meter to get it updated. They now have a large project to correct the data. SLPPOA cannot go into the system to correct historical data, so this must be done by OSE staff.
5. The Meadow (FR10), radio read system does not rollover to zero when the meter hits 1,000,000 gallons. This has created a data entry problem on the OSE reporting system. Corn and Hansen will research this.

Carl Hansen and Tera Hansen have reviewed the well metering records and produced an extensive analysis to demonstrate that SLPPOA has not over diverted water. Smith observed that this data was most useful in being able to tell OSE that SLPPOA has not over diverted water.

Mr. Crosby stated that while the records are being corrected SLPPOA will not be subject to any enforcement actions by OSE.

ROADS –Angela Mielke

Mielke was not present due to illness, but had previously reported that she is waiting for estimates from Blewer for a proposed list of 2026 roads projects. Smith reported that she and DeWitt met with Blewer at the Calypso Road/Aspen Grove intersection to discuss options for permanent repair. Blewer is preparing estimates for the options.

FR10

Tim Umscheid reported at the USFS is planning removing the FR10 cattle guard at SR4 and grading FR10 the end of October or early November.

Umscheid Invoice for 2024 Equipment Rental

At the September 2024 meeting the Board approved rental of equipment up to \$10,000 to begin road work on Los Griegos. Tim Umscheid rented the equipment and work was initiated but curtailed due to the heavy early November snow. The invoice for the equipment rental \$3,327.29, which has not been previously submitted for payment.

Smith motioned and D'Anna seconded to approve payment of the invoice. Motion carried 5-0 with both T. and E. Umscheid abstaining. E. Umscheid will submit the invoice to DeWitt for his approval to send it to HOAMCO for payment.

ARCHITECTURAL— Scott Gould

Approvals – Shed 1232 Los Griegos

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

Smith reported Paul Liskso of Jemez Mountain Firewise forwarded emails with information for membership. Smith will forward the information and/or include in the next newsletter.

PARKS-

LONG RANGE PLANNING – Ashley D'Anna

No report

OLD BUSINESS

NEW BUSINESS

MEMBERS

Executive Session

ADJOURNMENT

Meeting adjourned at 1941.

NEXT REGULAR BOARD MEETING

Annual Meeting, November 11, 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