

SLPPOA Board of Directors Meeting
 December 9, 2025

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

Meeting called to order at 1840 by Tim Umscheid

Agenda Approval

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

Minutes needing approval – November 11, 2025

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

PRESIDENT- Scott DeWitt

There was a discussion of the status of Unit 6 lots accessed by High Road. Gould raised the topic at the November 2025 Board meeting about assessments and access. Over the summer Unit 6 Lot 1 was sold at the top of High Road making the topic relevant for review. Currently Unit 6 Lot 3 is part of SLPPOA, Unit 6 Lot 1 is not part of SLPPOA and Unit 6 Lots 2, 4, and 5 are owned by the developer. Unit 6 Lot 3 pays an Annual Assessment of 50% for road maintenance and no water is provided to the Lot.

Smith noted that there are three documents impacting the status of the High Road lots:

1. SLPPOA Bylaws Article X Assessments, Section 6. Assessment
 Both annual and special assessments shall be fixed at a uniform rate for each lot within a single unit of Sierra Los Pinos Subdivision;...
2. Road Maintenance Agreement, Dated January 2022 between SLPPOA and Alan Seitz of LANet, owner of Unit 6 Lot 3. This agreement states the Owner of Unit 6 Lot 3 will be responsible for payment of assessments for the property after November 1, 2020, but not set the rate of assessment. Smith has not found an agreement or documentation on setting the rate of assessment at 50% of the regular Annual Assessment.
3. Agreement between SLPPOA and Jemez Mountain Development Company dated October 2022 on assessments and access for Unit 6 Lots 1, 2, 4 and 5. This agreement stipulates that SLPPOA will waive rights to assessments for water or road maintenance unless future conditions maintenance are implemented.

Smith noted that these three documents contain conflicting provisions on Annual Assessments, with most lots in Unit 6 paying full Annual Assessment, one lot in Unit 6 paying a 50% assessment and one lot in Unit 6 not being a member of the SLPPOA. Should Unit 6 Lots 1, 2, 4 and 5 apply for membership in SLPPOA, no assessment could be charged to those lots, per the October 2022 agreement.

Given the set of circumstances, the discussion focused on equity, charging one owner but not others and compliance with the Bylaws. The consensus of the Board was that a legal opinion will likely be needed on conflicts between the various documents and the appropriate action to address them.

In the interim,

A motion to set the Annual Assessment for Unit 6 Lot 3 to \$0 for 2025 was introduced.

DeWitt motioned and T. Umscheid seconded the motion. Motion carried 7 -0

Mielke will discuss this motion with the Unit 6 Lot 3 owner. Further action, including a legal opinion or signing of a new Roads Agreement will be addressed at a future meeting.

VICE PRESIDENT- Tim Umscheid
No Report

SECRETARY- Donna Smith

Smith reported that the Natural Resources Conservation Projects in SLPPOA are scheduled for December should be underway shortly and the contractor has staged equipment.

Smith as established a SAM.gov account to receive payments from FEMA for the claims. The first claim where funds have been allocated is in excess of \$11,000.

TREASURER- Elizabeth Umscheid
As of November 30, 2025

Budget - \$ 206,364
Op acct- \$ 194,725.56
Res acct - \$106,276.86
Special Assessment - \$ 45,686.11
Total Cash - \$ 336,343.18

Assessments Accounts Receivable \$ 27,208.19
Collectible - \$ 5,648.62 (7 members)
Long-Term Unpaid - \$22,459.57 (2 properties – liens filed, 1 property pending)

Smith motioned and DeWitt seconded to approve the October 2025 and November 2025 financials as prepared by HOAMCO. Motion carried 7-0

STANDING COMMITTEE REPORTS

WATER – Keith Rigney & Tom Messing
System Readings –

System Readings
System 1 468,077 gallons produced, 255,670 gallons loss (54.6% or ~ 5.9 gpm)
System 2 150,130 gallons produced, 10,305 gallons Gain (% or gpm)

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

Leaks: 11 total Leaks

- 2 New
- 9 Existing (carried over from Nov)
- 2 Fixed

Excess Water Usage (>8,000 gals): 5 Users (4 w/Leak Flag)

- 2 New
- 3 Existing
 - **highest user = 17,329 gals**
- 1 Fixed

Smith reported the second set of samples for PFAS testing were pulled on December 8, 2025 by DB Stephens Company, the State of NM contractor.

Hansen reported that the Office of the State Engineer still needs to fix one data item so that on-line reporting of our well production can be completed. In the interim, she is reporting the data by email to OSE.

Smith, Rigney and Messing met with Julian and Holly Lopez of Prospect Electric to inspect the System 2 Booster station in preparation for a estimate to rewire the station. The wiring diagram prepared by Matthais Hochanedel was provided and a discussion of SLPPOA goals for the project. Prospect Electric supplied a quote of \$10,381.73.

Smith noted that at a previous meeting SLPPOA rewired the Hovenweep Wellhouse in a similar project. Messing asked the cost of that project. Smith reviewed the invoice which was about \$3,300 in 2008. Given inflation and construction costs increases in the intervening years, Smith observed that is a similar cost. T. Umscheid raised a concern about the lack of specificity on components for the new system and on control over change orders and cost increases.

Smith asked that someone take responsibility for overseeing the project, as her expertise ends with the contracting for this project. T. Umscheid volunteered to lead the project. Hochanedel volunteered to assist and Harold Corn will be consulted for his system knowledge.

Motion to engage Prospect Electric to rewire the System 2 Booster Station for a cost not to exceed \$15,000 with T. Umscheid approving change orders and costs was introduced.

Smith motioned and Meilke seconded, motion carried 7-0.

ROADS –Angela Mielke

Mielke reported that one load of cinders was delivered and assistance in covering the cinder pile with the awesome, but heavy tarp is needed.

She asked that a message be sent to the membership that cinders are available for the sand barrels located around the Association.

ARCHITECTURAL— Scott Gould

No new requests.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

The proposal for thinning of Black Bear Park was received.

Motion to implement the project with an estimated cost of \$1,035.80, not to exceed \$1,200.

Mielke motioned, T. Umscheid seconded. Motion carried 7-0.

PARKS-

LONG RANGE PLANNING – Ashley D’Anna

No report

OLD BUSINESS

NEW BUSINESS

MEMBERS

Executive Session

ADJOURNMENT

Meeting adjourned at 1942.

NEXT REGULAR BOARD MEETING

January 13,2025