

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

Agenda for Board Meeting

January 13,2026

18:30 at the LCVFD Fire Station #2

- Agenda Approval
- Minutes needing approval – December 9, 2025

**PRESIDENT-** Scott DeWitt

**VICE PRESIDENT-** Tim Umscheid

**SECRETARY-** Donna Smith

FEMA Approvals and Denials

NRCS Projects Update

**TREASURER-** Elizabeth Umscheid

As of December 31, 2025

Budget - \$ 206,364

Op acct- \$ 242,084.04

Res acct - \$ 107,451.53

Special Assessment - \$ 21,866.88

Total Cash - \$ 371,291.45

2025 Income - \$188,746

Reserves - \$23,824

Expenses – \$171,168

Net Operating Income - \$17,578.15

Assessments Accounts Receivable \$ 26,850.89

Collectible - \$3,968.22 (5 members)

Long-Term Unpaid - \$ 22,882.67 ( 2 properties – liens filed, 1 property pending)

Approvals:

- December 2025 Financial Statement

**STANDING COMMITTEE REPORTS**

**WATER – Keith Rigney & Tom Messing**

System Readings

System 1 484,059 gallons produced, 268,839 gallons lost (56% or ~ 6 gpm)

1 Significant system leak found and repaired mid-month

System 2 261,116 gallons produced, 11,581 gallons Gain (% or gpm)

Testing Results--

Well Levels reported to the State  
Need to update the Reporting Section of the SOPs

Leaks: 13 total Leaks

- 4 New
- 9 Existing (carried over from Dec)
- 2 Fixed

Excess Water Usage (>8,000 gals): 6 Users (4 w/Leak Flag)

- 2 New
- 5 Existing
  - **highest user = 17,661 gals**
- 0 Fixed

Booster Station Electrical Status

**ROADS** –Angela Mielke  
High Road Agreements  
FR10 Letter

**ARCHITECTURAL**— Scott Gould

**LEGAL** -

**EMERGENCY PREP & SAFETY** - Scott DeWitt and Angela Mielke  
(Formally Firewise)

**PARKS-**

**LONG RANGE PLANNING** – Ashley D’Anna

**OLD BUSINESS NEW BUSINESS**

**Executive session (if needed)**

**ADJOURNMENT**

**NEXT REGULAR BOARD MEETING**  
February 10, 2026 6:30 pm

- Items requiring a vote

Attachments (Previously Distributed)

December, 2025 Minutes  
December 2025 Financials  
Letter to USFS re FR10