

SLPPOA Board of Directors Meeting
February 10, 2026

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

Meeting called to order at 1835 by DeWitt

Agenda Approval

With the addition of Recoat/Replace System2 Steel tank by Smith
DeWitt motioned to approve the agenda, T Umscheid seconded. Motion carried 5-0

Minutes needing approval – November 11, 2025

DeWitt motioned and T Umscheid seconded to approve the minutes. Motion carried 5-0

PRESIDENT- Scott DeWitt

DeWitt asked about the status of the FEMA claims and denials. Smith reported that with the help and concurrence of the State of NM Department of Homeland Security, we are appealing the denial of the Calypso Road and Aspen Grove Road Projects.

VICE PRESIDENT- Tim Umscheid

T. Umscheid reported that the Booster Station rewiring project is completed. Smith wrote and project completion summary and lessons learned from the information provided by Umscheid, Messing, Hansen and Corn during.

SECRETARY- Donna Smith

Smith reported that the Natural Resources Conservation Projects (NRCS) for the Calypso ditch is complete.

TREASURER- Elizabeth Umscheid (Presented by Smith)

As of January 31, 2026
Budget - \$ 202,730
Op acct- \$ 312,466.62
Res acct - \$ 108,721.9
Special Assessment - \$ 21,758.65
Total Cash - \$ 442,847.17

Assessments Accounts Receivable \$ 99,432.05
Collectible - \$ 66,950.33(50 members)
Long-Term Unpaid - \$32,481.72 (4 properties – liens filed, 1 property pending)

The four properties with long-term unpaid balances are undeveloped and water is shutoff.
DeWitt motioned and Messing seconded to approve the January financials. Motion carried 6-0.

Smith noted that there is a credit on her homeowners account that should have been posted to the Water accounts (a check for funds received from recycling wire from the water system). She will contact HOAMCO to address this.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney & Tom Messing

System Readings

System 1 497559 gallons produced, 269,782 gallons lost (54% or ~ 6 gpm)

1 Significant system leak found and repaired mid-month

System 2 145,410 gallons produced, 18,978 gallons loss (13.% or .43269782gpm)

Testing Results-- no issues

Well Levels reported to the State

Leaks: 10 total Leaks

2 New

8 Existing (carried over from Jan)

5 Fixed

Excess Water Usage (>8,000 gals): 3 Users (2 w/Leak Flag)

1 New

2 Existing

highest user = 9,707 gals (Leak)

5 Fixed

Hansen reported that we received a survey on the water system from the LCVFD for their ISO rating inspection. She and Harold Corn will work on this.

Smith reported that it is time to make a decision on recoating or replacing the System 2 Steel Tank. Rigney stated that we do not have a specific plan for the replacement. A general discussion resulted in agreement to investigate specifics on replacement, if any viable contractors can be identified or recoating. Smith will contact the current owner of the company that inspects and services tanks for an estimate on cost and timing.

ROADS –Angela Mielke

T Umscheid noted that Mimbres Road is extremely muddy and difficult to navigate. It is time to schedule a roads meeting with Danny Blewer to get specific projects identified for 2026. Smith stated that the Aspen Grove/Calypso Road intersection is likely to be denied by FEMA and SLPOA should plan to do the project on internal funds. If there is reimbursement, that would be to the benefit of the Association.

T. Umscheid/Mielke will schedule a roads meeting with Blewer and the Board to define the roads projects for 2026.

Messing noted that we also will need to update the snow plowing contract this year for 2026/2027. There was some discussion about adding cinder activities to the contract to address the circumstances when plowing is not needed, but cinder spreading is. Rigney noted that the past couple of years we have not used all the plowings allowed under the contract, so cinder spreading has been compensated, if not explicitly.

ARCHITECTURAL— Scott Gould

No new requests.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

PARKS-

LONG RANGE PLANNING – Ashley D’Anna

No report

OLD BUSINESS

NEW BUSINESS

MEMBERS

Executive Session

ADJOURNMENT

Meeting adjourned at 1916.

NEXT REGULAR BOARD MEETING

March 10, 2026