

SLPPOA Board of Directors Meeting
 April 14, 2026

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ashley D’Anna		Kenna Ryder
Scott DeWitt		Mary Moore
Scott Gould		Benjamin Grenzer
Tom Messing		Pamela Campa
Angela Mielke - phone		Cameron Townsend
Keith Rigney		Travis Simpson
Donna Smith		
Elizabeth Umscheid		
Tim Umscheid		

Meeting called to order at 1835 by DeWitt

Agenda Approval

T. Umscheid motioned and D’Anna seconded to approve the agenda. Motion carried 8-0

Minutes needing approval – March 10, 2026 and March 24, 2026

DeWitt motioned and T Umscheid seconded to approve the minutes. Motion carried 8-0

PRESIDENT- Scott DeWitt

No Report

VICE PRESIDENT- Tim Umscheid

T. Umscheid reported that he has contacted Attorney and is waiting to hear back on rates and status of notice.

SECRETARY- Donna Smith

No Report

STANDING COMMITTEE REPORTS

WATER – Keith Rigney & Tom Messing

Rigney reported that Tera Hansen has compiled and submitted all the information on the SLPPOA water system to Sandoval County and LCVFD for the ISO rating inspection later this year.

System 1 456,843gallons produced, 258,002 gallons lost (56% or ~ 6.4 gpm)

System 2 126,730 gallons produced, 18687 gallons loss (17% or .46 gpm)

Testing Results--

Well Levels reported to the State

Leaks: 8 total Leaks

1 New

7 Existing (carried over from Feb)

3 Fixed

Excess Water Usage (>8,000 gals): 1 User (1 w/Leak Flag)

1 New

0 Existing

highest user = 11,941 gals (Leak)

3 Fixed

The System 2 Booster Station continues to have electrical issues. Ben Grenzer and Harold Corn checked the system and it appears that relays and possibly the float sensors need to be replaced. Julian Lopez, Prospect Electric, is preparing to replace relays in the Booster Station. The float sensors will be a second step if needed. Grenzer found a replacement relay and DeWitt will order it. The Board approved the electric work by electronic vote prior to the meeting by 9-0.

System 2 Steel Tank project needs to be completed. The NM Drinking Water Bureau (NMDWB) required sending a notice to system users that there is a significant deficiency on the system that has not been resolved. Smith sent the required notice and filed the documentation with the NM DWB.

The company that Smith has contacted about recoating the system has been non-responsive to follow-up. Gould has identified a company that may be able to replace the tank and wanted specifications. Smith will check the water system inventory for dimensions of the current tank.

TREASURER- Elizabeth Umscheid

Budget - \$ 202,730

Op acct- \$ 342,246.31

Res acct - \$ 111,260.79

Special Assessment - \$ 21,763.93

Total Cash - \$ 475,271.03

Assessments Accounts Receivable \$ 54,980.15

Collectible - \$ 25,014.75 (20 members)

Long-Term Unpaid - \$ 29,965.4(3 properties – liens filed, 1 property pending)

Smith motioned and DeWitt seconded to approve financials as prepared. Motion carried 9-0

Smith asked if there any additional invoices or reminders sent to members who have not paid their dues. E. Umschied stated that there are not as a matter of course, but we can pay HOAMCO to send them. Umschied said she could send email reminders to those who have not paid.

E Umscheid reported that Unit2 Lot 9 and Unit 4 Lot 9A were sold and a question arose as to why only one assessment had been billed and paid for several years. Information from the original member documented that Unit 4 Lot 9A was undevelopable and when they wanted to combine the lots, Bootzin, the developer stated that since Unit 4 had not been developed this was not possible. SLPPOA installed one water meter on Unit 2 Lot 9 and did not install a meter on Unit 4 Lot9A. In addition, the prior owner had reached an agreement with the County assessor on a reduced property taxes for the Unit 4 Lot 9A.

With this information, SLPPOA will continue to charge one assessment on Unit 2 Lot 9 property and none the Unit 4 Lot 9A.

Smith suggested to the new owners that they might want to formally combine the lots into one and clean up the issue with both SLPPOA and the County Assessor.

E Umscheid documented this issue and decision in the Treasurer records and Smith filed the information in the Lot folder in the filing cabinets.

Insurance

E Umscheid received updated information on the insurance coverages and the policies are in the process of being renewed.

ROADS –Angela Mielke

Rigney and Gould met with Danny Blewer and reviewed the roads projects. They identified 12 projects, some of which are multi-year.

The Board reviewed the full list and Rigney recommended the following set of projects for 2026:

Project #	Title	
1	Storage Container demo and site preparation	
4	Cerro Pelado at top	Drainage, culvert, road
5	Unit 5 Lot 5	Build up road and address runoff from property onto roadway
7	Bonito Way	Regrade and new material
8	Ditech at 240 Trilobite	Cover exposed power line, riprap and ditch cleanup
11	Los Griegos	Material and recrown road on lower Los Griegos
12	Cerro Pelado/Los Griego Intersection	Widen road, regrade, correct drainage, install catchment

Total cost for the identified projects is approximately \$85,000. There is \$50K in the budget for road work and Project #1 is in the Water Budget. The Board recognizes that there is significant deferred maintenance on the roads and these projects will be an investment in longer term infrastructure. There are funds available to cover the anticipated expenses beyond the budgeted \$50K in the roads budget.

Mielke will ask Blewer for the final estimates for the listed projects and approval at the May Board meeting.

ARCHITECTURAL— Scott Gould

Approvals:

Patio - 20 Outliers Rad

Storage Shed – 78 Coryphodon

Gould will be meeting with the other Unit 6 Owners on High Road. Mielke stated someone has been dumping construction and other debris at the High Road. Gould will discuss with the other owners. They may also install a gate above the SLPPOA properties to restrict access.

T Umscheid will also discuss with the Attorney steps needed to remove Unit 6 Lot 3 from membership in SLPPOA. This action would make it consistent with the other Unit 6 lots on High Road.

LEGAL –

No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

Emergency warning Siren – Mielke discussed adding an emergency warning siren to LCFVD Station #2. The Board is generally in favor of this and there are a number of operational details to address. Mielke will continue to pursue this project.

Chipper – the Sandoval County chipper is not currently available.

Slash Pit – the USFS slash pit on Thompson Ridge is open on a weekend schedule on the 1st and 3rd Saturdays, pending volunteer staffing.

Smith gave a brief update on the Wildfire Preparedness Workshop. Items of significant importance to SLPPOA were that the water storage tank for the Fire Department is now a \$500,000 project and will be delayed with an indefinite completion date.

Sandoval County has implemented a new emergency alert system Sandoval County Alerts and Notifications (SCANs) to replace CodeRed. Smith will send out a notice the membership to signup for the new system.

PARKS-

No update on the Black Bear Park Thinning project.

LONG RANGE PLANNING – Ashley D’Anna

No report

OLD BUSINESS

NEW BUSINESS

MEMBERS

Grenzer asked is there was any progress on getting the mailbox pullout repaired. Mielke will contact the Post Office and attempt to coordinate a request to the Highway Department, as they are responsible for the roadway.

Mary Moore asked about the appropriate channel to address neighborhood noise issues. She was encouraged to call the Sandoval County Sheriff’s Department with noise complaints, especially after 10pm.

Executive Session

ADJOURNMENT

Meeting adjourned at 1946.

NEXT REGULAR BOARD MEETING

May 12, 2026