

SLPPOA Board of Directors Meeting
 March 24, 2026

Board Members present:	Board Members Absent:	SLPPOA Members Present
Ashley D’Anna		Tim Erickson
Scott DeWitt		Amy Erickson
	Scott Gould	Benjamin Grenzer
Tom Messing		Pamela Campa
Angela Mielke		Harold Corn
	Keith Rigney	Tersa Hansen
Donna Smith		Matthis Hochanadel
Elizabeth Umscheid		Patty Blount
Tim Umscheid		Kenna Ryder

Meeting called to order at 1834 by DeWitt

Agenda Approval

Motion by D’Anna to approve the single item agenda. Seconded by T. Umscheid Motion carried 6-0

PRESIDENT- Scott DeWitt

DeWitt reminded all present that the purpose of the meeting is for the Board to consider whether the camping activities on Unit 3 Lot 09A conformed to the Unit 3 Covenants. This is a followup meeting to the regular Board meeting on March 10, where there was significant discussion. Any member present who has a question or something to say needs to raise their hand and be recognized.

For the benefit of Board members who were absent at the March 10, 2026 meeting, Smith summarized the current state of understanding. At the March 10 meeting, a member raised a concern about for fee camping that was occurring on the neighboring property. RV pads, with full hookups (water, power and sewer) had been installed as well as tent sites. During the discussion Grenzer, the property owner, stated that it was for friends and that it was listed on Hipcamp, an AirB&B style website for camping.

A review of the Covenants for Unit 3 stated that the lots may be used for residential purposes only, with only one residence per lot. The consensus of the Board members was that for fee camping is a commercial activity and not a residential use. In addition, there is a concern about the commercial use of water from the SLPPOA system, which is permitted by the Office of the State Engineer for domestic use in the Sierra Los Pinos subdivision Units 1-10. There was not Board vote during the meeting or specific actions taken. Board members present left the meeting with the impression that Grenzer understood that the for-fee camping was not allowed and it would cease.

Subsequent to the meeting, Grenzer modified the Hipcamp listing to say the camping is “non-commercial and residential”. The website continues to list a per night fee for camping and the amenities available.

T. Umscheid stated that he had reviewed the Sandoval County Code and that campgrounds in the RRA Zoning require an SU 1 Zoning, which is not in place. In addition, there are a number of State and County requirements for campgrounds. E. Umscheid noted that the lot is restricted to residential use only.

Mielke asked how for fee camping is different from a short-term rental. Smith pointed out that under the Sandoval County zoning, Short Term Residential rentals are a permissive activity. Campgrounds are not on the list of permissive activities. Umscheid stated that the short term rentals are of a residential structure that conforms to the definition of a residence under the County code and the SLPPOA Covenants.

Smith suggested a two-step procedure for the Board: 1. consider whether or not the activities on the property are a violation of the Convents and 2. If they are adjourn to an Executive Session to determine enforcement actions. The Board agreed to this process by consensus.

To start the discussion, Smith stated that the only issue for the Board is violations of the Unit 3 Covenants, specifically:

Section 8. "The premises shall be used for residential purposes only, and no obnoxious or offensive trade or activity shall be established thereon, nor shall anything be done thereon which may be or may become an annoyance or nuisance on the area there."

Section 6. "All utility lines shall be installed underground. All water facilities and sewage disposal facilities must be of a type approved by the New Mexico Environmental Improvement Agency..."

Blount offered that she thought Section 4. "Except for Lots 3, 4, 5, and 11, Unit 3 Sierra Los Pinos Subdivision only single-family residences shall be permitted on lots, with no more than one (1) residence per lot...." Was also applicable.

Motion: the Board finds that the for-fee camping activities on Unit 3 Lot 09A violate the Covenant restriction for residential use only under Sections 4 and 8.
Smith motioned, T. Umscheid seconded. Motion carried 7-0.

Motion: SLPPOA needs and updated permit from NMED that the septic system, as currently configured, is approved by the New Mexico Environment Department.

Discussion – Smith stated that this issue is irrespective of the for-fee camping, as the RV sites may be used by Grenzer's personal friends and family.
Smith motioned, DeWitt seconded. Motion carried 7-0.

Meeting adjourned for an Executive Session for the Board to discuss violations enforcement actions.
Meeting adjourned at 1858.

Executive Session

ADJOURNMENT

NEXT REGULAR BOARD MEETING
April 14, 2026