SLPPOA Board of Directors Meeting
May 12, 2026

Board Members present:	Board Members Absent:	SLPPOA Members Present
	Ashley D'Anna	Kenna Ryder
	Scott DeWitt	Blythe Umscheid
Scott Gould		Tersa Hansen
Tom Messing		Harold Corn
Angela Mielke		Leonard Lovato
	Keith Rigney	
Donna Smith		
Elizabeth Umscheid		
Tim Umscheid		

Meeting called to order at 1836 by T Umscheid

Agenda Approval
Motion carried 6-0

Minutes needing approval – April 14, 2026
Messing motioned and Gould seconded to approve the minutes. Motion carried 6-0

PRESIDENT- Scott DeWitt
No Report

VICE PRESIDENT- Tim Umscheid
T. Umscheid reported that our attorney had received a response to the Cease and Desist letter from the resident's attorney regarding the campground activities on a resident's property. Umscheid had forwarded to the response to Board members. A brief discussion of the response resulted in a motion to accept the response as adequate to the required actions. No further commercial camping activities will occur on the property.
Motion to accept the response as sufficient was offered by Smith and seconded by T. Umscheid. Motion carried 6-0.

T. Umscheid is working with our contractor for final siting of the storage container facility with Danny Blewer.

SECRETARY- Donna Smith
No Report

TREASURER- Elizabeth Umscheid

Budget - $ 202,730
Op acct- $ 326,353.53
Res acct - $ 112,531.23
Special Assessment - $ 21,766.61
Total Cash - $ 460,651.37

Assessments Accounts Receivable $ 52,705.99
Collectible - $ 22,452.78 (18 members)
Long-Term Unpaid - $ 30,253.21 (3 properties – liens filed, 1 property pending)

Smith motioned and MIelke seconded to approve financials as prepared. Motion carried 6-0

E. Umschied is cleaning up Quickbooks and asked if there is any reason to keep membership records in a secondary system to HOAMCO. As there is apparently not, she will plan to discontinue this redundant activity. The Secretary keeps an email list and the Google email forwarder and Tersa Hansen is maintaining the membership roster for water meter and water system management purposed.

E. Umscheid reported that this year is the year for a full audit of the SLPPOA accounts with an anticipated expenditure of $5,600. Smith checked the By-laws and an audit of the books is required every 3 years.

T. Umscheid motioned and Mielke seconded to approve the expenditure.

STANDING COMMITTEE REPORTS

WATER – Keith Rigney & Tom Messing

System 1 512,557 gallons produced, 26,822 gallons lost (52% or ~ 5.8gpm)

System 2 167,120 gallons produced, 2068 gallons loss (1% or .04 gpm)

Testing Results--

- Well Levels reported to the State
- Leaks: 10 total Leaks
  - 3 New
  - 7 Existing (carried over from Feb)
  - 1 Fixed
- Excess Water Usage (>8,000 gals): 5 User (1 w/Leak Flag)
  - 4 New
  - 1 Existing
    - **highest user = 15,664 gals (Leak)**
  - 1 Fixed

The System 2 Booster Station relays were replaced by our electrical contractor, Prospect Electric. The system appears to be stable and we will continue to monitor.

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. This notice will have to be sent out every 90 days, until the issue is resolved.

ROADS –Angela Mielke

At the March Board meeting, the Board reviewed a list of roads projects and identified 7 for work in 2025.

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

The total cost for these projects is $80,671 and including the storage facility which is funded by 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 $50K in the roads budget.
T. Umschied motioned and Gould seconded to approve the projects. Motion carried 6-0

ARCHITECTURAL— Scott Gould
No new approvals

LEGAL –
No report

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke

Emergency warning Siren – Mielke reported that Chief Taylor is willing to participate in a community warning siren project. SLPPOA will purchase the siren and LCVFD will install and manage it. The siren will provide a backup system for warning residents of an emergency and should be functioning during power outages.

PARKS-
Thinning Black Bear Park under the grant from Cuba Soil and Water Conservation District is scheduled to begin May 18. T. Umscheid will mark the eastern property line for the thinning crew. Smith will send out a notice to the community to stay out of the park while thinning activities are underway.

LONG RANGE PLANNING – Ashley D’Anna
No report

OLD BUSINESS

NEW BUSINESS

MEMBERS
Lovato asked about maintenance on FR10 and a spot on Aspen Grove. The maintenance responsibilities were reviewed with him.

Executive Session

ADJOURNMENT
Meeting adjourned at 1915.

NEXT REGULAR BOARD MEETING
June 9, 2026