

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Agenda for Board Meeting

August 11, 2026

18:30 at the LCVFD Fire Station #2

Agenda Approval - Meeting called at 6:34

Minutes needing approval – July 14, 2026

Board Members Present:	Board Members Absent:	SLPPOA Members Present:
Keith Rigney	Scott DeWitt (on travel - may phone in)	Tersa Hansen
Ashley D'Anna		Mathias Hansen
Scott Gould		Holly Gould
Tim Umscheid		Theron Menard
Elizabeth Umscheid		Tim Erickson
Tom Messing		Amy Erickson
Angela Mielke		Pamela Campa
		Benjamin Granzer

PRESIDENT- Scott DeWitt

- Laura Mangrum has been bugging me to address procurement for the FEMA jobs that are approved. I've not had the chance to do so.
- Tim if I forward you the work details can you discuss with Danny and see if he can do the work for the amount allotted?
- FEMA denial
 - Would it be prudent to have our attorney look into it for us?

VICE PRESIDENT- Tim Umscheid

- Executive Session for the campground issue since the lawyers are now involved

SECRETARY - Kenna Ryder

- Bios received
 - Need to mail to Aspen Copies
 - Need to then mail out to the Association
 - Questions needing answered to get this done:
 - Address labels and return labels - I need a list of all homeowners and addresses in the association.
 - Who wants to help stuff envelopes?
 - SLPPOA
 - 950 Forest Rd #10
 - JS, 87025
- Annual Meeting – Sept 12, 2026
 - Angela will reach out to Melissa Robertson to determine if she can attend
 - Chief Taylor will be there or a rep from the fire dept.

TREASURER- Elizabeth Umscheid

Executive Summary – July 31, 2026

Based on the July 2026 financial statements for Sierra Los Pinos Property Owners Association.

Financial Position

- **Operating Cash:** \$254,353
- **Reserve Cash:** \$138,120
- **Total Cash:** \$392,473
- **Total Assets:** \$461,153
- **Total Liabilities:** \$97,613
- **Total Equity:** \$349,506

Operating Results

- **Year-to-date Operating Income:** \$122,538
- **Year-to-date Operating Expenses:** \$117,418
- **Operating Net Income:** **\$5,121 favorable**, compared to a **budgeted loss of (\$877)**.
This is a favorable variance of **\$5,998**.

Reserve Activity

- **Reserve Balance:** \$138,120
- **Reserve Interest Income YTD:** \$180
- **Reserve Net Income YTD:** \$8,913
- **No reserve expenditures** have been recorded through July.

Assessment Collections

- **Accounts Receivable:** \$48,446, consisting primarily of delinquent owner assessments, interest, late fees, and collection-related charges. Several accounts are in lien or legal collection status.
 - Elizabeth will send out reminder emails for dues. Some people paid partial payments on last year's dues.
- **Prepaid Assessments:** \$6,155 from six homeowner accounts.

Budget Variances

Favorable

- Insurance expense is **\$619 under budget**.
- Office Supplies are **\$1,917 under budget**.
- Legal Fees have not been incurred and are **\$2,917 under budget**.
- Water Repairs & Maintenance is **\$27,781 under budget**.
- Utilities are **\$455 under budget**.
- Water Sampling is **\$1,041 under budget**.
- Administrative expenses overall are **\$4,282 under budget**.

Unfavorable

- Accounting/Tax Preparation Fees are **\$1,529 over budget**.
- Road Repairs & Maintenance exceeds budget by **\$28,437**.
- Snow Removal exceeds budget by **\$5,404**.

- Federal, State, and other tax expenses are **\$145 over budget** in total.

Overall Assessment

The Association remains in a **positive financial position** through the first seven months of 2026. Operating activities have generated a **\$5,121 year-to-date surplus**, compared to a budgeted loss of \$877, resulting in a **\$5,998 favorable variance**. Reserve funding continues as budgeted, with **\$138,120 in reserve cash** and no reserve expenditures recorded through July.

The primary unfavorable budget variances continue to be **road repairs and snow removal**, which are significantly above budget. These costs have been substantially offset by favorable variances in administrative expenses and water system expenses. Delinquent assessments remain elevated at **\$48,446**, with the majority of the outstanding balance over 90 days and several accounts in collection or lien status. Continued collection efforts should remain a priority.

Overall, the Association is performing **better than budget year-to-date**, although the significant road repair and snow removal expenditures should continue to be monitored for the remainder of the year.

*** Cuba Soil & Water hasn't been paid, but we need their W9. Once we have that, HOMEEO will pay. Angela will try and get it paid*

STANDING COMMITTEE REPORTS

WATER – Keith Rigney & Tom Messing

System 1

- One user usage last month was 25k gals (assumed due to fire), this month's usage is **29k gals** and comes with a **Leak Flag**.
 - Ashley will speak with this homeowner

System 2

- Everyone else looks pretty good, assuming most of the high numbers are for gardening/ summer projects!

For the Water Agenda notes:

- Well Levels reported to the State
- System 1 produced 611,680 gals, used 305,088 gals-- 50% loss
- System 2 produced 182,710 gals, used 190,261 gals-- 4% gain
- Leaks: 11 total Leaks
 - 3 New
 - 8 Existing (carried over from June)
 - 2 Fixed
- Excess Water Usage (>8,000 gals): 12 Users (2 w/Leak Flag)
 - 1 New
 - 11 Existing
 - **highest user = 29,239 gals**
 - 2 Fixed

Update on tank repair/replacement?

- \$\$ None yet - We need to get in touch with Charlie to have him come out and give us an estimate

\$\$ Ashley - do we need supplies to get us through the winter? Keith - 2 and 4 inch pipe would be good to have. Tim U. - maybe \$3k...

ROADS –Angela Mielke

- Danny has made his way through all the projects.
- Additional projects to complete this season: - Angela brought invoices from Danny
 - Los Griegos at 10: smoothing as many of the rough spots as possible before the winter season
 - Aspen Grove at 10
 - Angela drove a section of Los Griegos that a homeowner is worried about and that section is still bad
- We're over budget on roads, but there should be excess money from water.
- Danny's Quote for Estimate 100 - approved
- Estimate 101 - approved
 - \$14,200 - ish
 - If we do the second one, we may be able to push back on the other three projects.
- Angela to reach out to Danny to submit an updated snow plot contract

ARCHITECTURAL - Scott Gould

- **Nothing new**

LEGAL -

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

PARKS

LONG RANGE PLANNING – Ashley D'Anna

OLD BUSINESS NEW BUSINESS

ADJOURNMENT: 7:20pm

NEXT REGULAR BOARD MEETING: September 8th, 2026 6:30 pm