

MINUTES
SIERRA LOS PINOS PROPERTY OWNERS' ASSOCIATION (SLPPOA)
BOARD MEETING
 December 17, 2019

1. CALL TO ORDER: @ 7:19 P.M.

2. ROLL CALL: (P-Present, E-excused, A-Absent without notification)

President – Paul Lisko	P	Water – Vacant	P	Legal – Geraldine Burnworth and Dave Stuedell	P
Vice President - Cindy Hines	E	Water Compliance – Tamara Weary	P	Firewise – Paul Lisko	P
Secretary - Geraldine Burnworth	P	Roads – Dave Stuedell	P	Architectural – Josh Toennis	P
Treasurer - Jeremy Oepping	P	Parks - Cindy Hines and Tamara Weary	P P		

GUEST: Suzanne Star

3. APPROVAL OF AGENDA: Dave Stuedell made the motion to accept the agenda. Josh Toennis seconded the motion.

MOTION: All approved.

4. APPROVAL OF THE MINUTES: Cindy Hines made the motion to accept the Minutes. Jeremy Oepping seconded the motion.

MOTION: All approved.

5. OFFICER REPORTS:

- a. **President – Paul Lisko**
- b. **Vice President** – Cindy Hines would like to do a quarterly newsletter.
- c. **Secretary** – Geraldine Burnworth collected the Board Member Certifications.
- d. **Treasurer: Jeremy Oepping reported:**

1. The balance in accounts as of November 30, 2019 is as follows:

Operating Account: \$102,499.63
 Reserve Account: \$110,896.19

2. As of November 30, we have 11 delinquent accounts (two fewer than last month) totaling \$54,759.49, a decrease of \$947.94 from October.

3. The November amount of \$666.67 was transferred to Reserves during the month.

4. There was one change in property ownership in November.

Welcome Robert Eaton – 754 Los Griegos

5. The legal costs to date increased \$46.25:

Lawsuit Legal Costs: Unchanged at \$52,673.59.

Other Legal Costs: Unchanged at \$7,693.17

6. STANDING COMMITTEE REPORTS:

Water – Tamara Weary Reported: Water System Maintenance:

- General – No water delivery maintenance events to report for December 2019.
- VOLUNTEERS ARE NEEDED to learn and maintain our water SLP systems. Training will be provided.

Water System Misc:

- Well meter readings were sent to NMED? [Need to ask Harold about this.]
- A new home owner is under contract for 754 Los Griegos Road where the System 2 storage tanks are located. Need to discuss the easement and create an agreement with the new homeowner for access to the storage tanks. Walk down scheduled for Saturday, December 21 at 1300.
- Drafted wording for owner notification of leaks detected in their system.

Water Usage: Meters were read November 30, 2019. Mark Stanley provided the setup, read the meters, and distributed the Readings and Usage reports:

- System 1
 - o Wells Pumped 431,938 (497,061) gals, (...last month's data...)
 - o Usage = 200,660 (263,429) gals
 - o Daily Average Household Usage = 80 (95) gals
 - o Main Line Leakage Rate = 5.5 (5.1) gpm
 - o Leak Flags Identified = 11 (11)
 - o Users > 7,000 gals = 2 (5);
 - 18,167 gals (leak flag);
 - 12,773 gals (leak flag);
 - o Tamper flag noted on one (1) location.
- System 2
 - o Well Pumped 724,750 (785,450) gals, (...last month's data...)
 - o Usage = 204,728 (225,197) gals
 - o Daily Average Household Usage = 110 (110) gals
 - o Main Line Leakage Rate = 12.5 (12.2) gpm
 - o Leak Flags Identified = 9 (7)
 - o Users > 7,000 gals = (5);
 - 60,056 gals (leak flag);
 - 15,840 gals (leak flag);
 - 7,954 gals (leak flag);
 - 7,119 gals (leak flag);
- Summary

- o Six (6) users are above the 7,000 gal recommended usage threshold.

Compiled 12/17/2019 by T. Weary

Water Compliance - Tamara Weary reported: October 2019 Water Compliance Report

Water System Coliform/Microbiological Reports:

- System 1 sample taken by Frank Naranjo, 10/05/2019, RT002, 241 Trilobite Road
 - o Total Coliform - Absent
 - o Total E. Coli - Absent
 - o Disinfected, Residual 0.21 mg/l
- System 2 sample taken by Frank Naranjo, 10/05/2019, RT006, 1223 Los Griegos Road
 - o Total Coliform - Absent
 - o Total E. Coli - Absent
 - o Disinfected, Residual 0.09 mg/l

Compiled 11/19/2019 by T. Weary

b. Roads – Dave Stuedell Reported: Roads were plowed 3 times and sanded once. Dave is working on getting a log. There was a motion to order more bins. Jeremy made the motion and Tamara seconded the motion.

c. Legal – Geraldine Burnworth Reported: Geraldine read SLPPOA Attorney Brad Hayes' email. The Board agreed to the new additional wording for by-laws changes. The Board Member has to serve their first year, they have to be active, they won't get the reduction until they have served their first year. Legal will check HOA Act regarding by-laws changes. Paul will follow-up.

d. Firewise - Paul Lisko Reported : Paul sent out an email to Todd Haynes. Bootzin has some requirements regarding the matter: Which is to have the State Forestry come out and mark trees. The Rigneys will harvest what Todd marks. Contracts will be available and can be included in the Spring newsletter. Regarding the house on Hovenweep Loop: Paul wanted to give kudos to Jack Nyhan. Note: Annual Meetings: Tamara requested to recognize Jack Nyhan (something for media relations).

e. Parks- Cindy and Tamara Reported: No report.

f. Architectural – Josh Toennis Reported: The property owner will be happy to move structure to another location. Josh said there was no concrete slab. The owner wants to comply.

7. OLD BUSINESS: a) N.M.R.W.A. Form- Tamara stated that we have to pay them after Harold answers a couple of system requirement questions regarding the application for the year. She said that there was a signature requirement (note: maybe another requirement for the water operator). Tamara called them for an accurate number and is still waiting for an exact number to print a check. Tamara will take action.

b) Re: Fire department property assumption: Paul said that Lee is willing to take it to Sandoval county fire department. Paul will wait to hear from Judy.

c) Re: Environmental research project: We are waiting on Harold.

d) Paul said that Nyhan does have coverage for the wall easement on his property.

- e) Re: Waiver from HOAMCO on excessive insurance fee: The Board determined that its waived through HOAMCO for SLPPOA.
- f) Vacation Property Policy will be posted with the permit on the SLPPOA website.

8. NEW BUSINESS:

- a) Re: Advertising. Cindy made a motion to post, and Dave seconded the motion.
- b) Assessment Fees: HOAMCO is charging on SLPPOA's behalf. A motion was made to amend the policy. Jeremy will send an email to Karen Witt after speaking with Judy.
- c) Send Suzanne Star an email for schedule changes.

9. ACTION ITEMS:

- a) Water Systems: Paul requested that the Board review the description requirements. Paul passed out copies for all to review.
- b) Update for NM811: Paul said that he was listed as a main contact along with Mark Stanley and Harold Corn who were not present. Paul also stated that Jeremy Oepping is going to be the payment contact, and Dave Steudell will be the point of contact regarding roads.
- c) Insurance Coverage for Errors and Omissions: 1) There was an 8 page document provided by Paul Lisko as a reference point. 2) Travelers is on our website 2016-2019 according to Jeremy Oepping. The premium is \$1,400 a year. Jeremy recommended that the legal group review (look for errors and omissions section). Brad Hayes has suggested that we hve it. Judy Kilburg has also said that we need to look into it.
- d) Re: The letter regarding the pumice mine: Paul said he would save the letter.
- e) Tom Meyer of Unit 6 lot 1,2,3,4&5 has never paid a fee to the Association. Paul said that a group of survivalists are interested in buying it. Bootzin added a water line to the property. Someone said that they are still subject to pay annual fees. The title company will know through the realtors. There is a well that Bootzin installed. Everything past the road never gets plowed and its steep according to Tamara and Jeremy. Josh will deal with them.
- f) Newsletter: Cindy Hines would like to do a quarterly newsletter. She would like to include: Photographs, links, history, a resource section and a few other topics. There would be digital copies available and the members would be able to opt for paperless. The next newsletter will be mailed out for March/Spring 2020.
- g) The fees are changing for HOAMCO. With audit we will need to do an approval on our January financials. We will need a quorum.
- e) We had a tamper flag for System 1(which also shows up when there is a malfunction according to what Harold Corn has mentioned in the past). Tamara will check tamper report and meter reports. Tamara said that we need to be updating our member listings.

10. NEXT MEETING: January 14, 2020

11. ADJOURN: Tamara made a motion to adjourn. Cindy seconded the motion. All approved.

12. EXECUTIVE SESSION:

Lawsuit
Delinquent Accounts

Submitted by: Geraldine Burnworth

