

SLPPOA Board of Directors Meeting
August 13, 2024
Meeting called to order at 6:33 pm by Scott DeWitt

Board Members present:	Board Members Absent:	SLPPOA Members Present
Scott DeWitt	Ann Cooke	Mary Moore
Angela Mielke	Tersa Hansen	Scott Gould
Donna Smith		Harold Corn
Suzanne Star	Visitors	Holly Gould
David Stuedell	Rie Kidner	Eric Verret
Tim Umscheid	Jon Kidner	Keith Rigney
Daniel Wirth		Kenna Ryder
		Tom Messing
		Sam Rosen
		Elizabeth Swicegood

Agenda Approval –
Umscheid motioned and DeWitt seconded
Agenda Approved 6-0

Minutes Approval –
Minutes for July 2024 were previously distributed and corrections included.
Umscheid motion for approval, DeWitt seconded
Approved 6-0

President’s Report – Scott DeWitt

The Board has received several complaints and an official request for assistance from a member regarding noise, lights, ATV traffic and gun shots from another residence. Umscheid noted that he can hear the noise from his property, which is some distance from the problem. He volunteered to talk with Dylan Lyman in person and discuss the issues. Board members also recommended calling the Sandoval County Sheriff to log the complaints, especially about guns being discharged near houses.

Star recommended that because the compliant may be considered an obnoxious or offensive activity according to the CCR’s, that a letter from the attorney should be considered.

DeWitt met with Cheryl Souter and Joe Brophy to discuss the fire access issue on Aspen Grove where trees and brush along the road easement have created an emergency access hazard. He will contact the other property owners along the road and convene a discussion.

DeWitt talked briefly with an attorney who is representing people impacted by the Cerro Pelado fire. He will discuss the process of representation, costs, likely success, etc and report back. Smith will attend a Jemez Firewise meeting on Aug 19, to discuss runoff with the USFS.

Vice President - -Ann Cooke

No report

Secretary - Donna Smith

Website – DeWitt signed the contract for website development and hosting and Eaton has sent in the initial invoice. He will invoice every 6 months. Board members wanted to ensure that while individual member accounts will not be needed for the new site, it will be adequately password protected and that the Board will have the password.

Annual Meeting – Cover letter, ballots and candidate statements are at the copy shop. All materials will be mailed out later this week. Smith confirmed with Lee Taylor that SLPPOA can use the Fire Station for the September 14 Annual Meeting.

Treasurer Report – Suzanne Star

Financial Summary

As of July 31, 2024

Budget - \$187,764

Op acct- \$ 202,559.62

Res acct 79,885.91

Special Assessment - \$33,558.61

Total Cash \$248,892 (excluding Reserve)

There are 45 delinquent accounts – most attributable to the special assessment Assessments

Collectible Account - \$12,775.94 (including Special Assessment 45 members)

Uncollectible Accounts \$16,915.77 – 2 properties - liens filed and water shutoff

Smith motioned, Mielke seconded to approve the July 2024 Financial Statement.

Star noted that she will send out delinquent account notices to members who have not paid the special assessment. This conforms to our collections process. The Assessment is officially past due on October 1 and interest will accrue back dated to July 1 at that time.

Star discussed her concern about the statute of limitation on liens on the two long-term delinquent properties. According to HOAMCO, liens must be released after 7 years but still remain a cloud on the title. The oldest delinquent account, now at almost \$10,000, was filed in 2014. HOAMCO suggested that the Board check with the attorney about lien statute of limitations and SLPPOA's future ability to collect.

Star stated that the new board consider foreclosure action. In 2023 the attorney estimated the cost of #3,000 - \$3,500, if there are not unforeseen problems.

Water

Smith reported on water for Hansen.

The meter readings for August were done and well readings reported to the Office of the State Engineer.

July water testing results were absent total coliform and E coli.

System 1 468,440 gallons produced, 176,750 gallons leak (38% or 3.56 gpm)

System 2 160,530 gallons produced, -12,865 gallons GAIN

Leak notices – not sure if they have been sent out.

Smith sent excess water use (over 8,000 gallons per month) notices in July to 16 members. The August meter readings showed only 6 members were over 8,000 gallons. Excess notices will be sent to them shortly.

Lead and Copper Service Line Inventory. A federal regulation requires all water systems in the US to inventory their system for the presence of lead service lines. This is a major project and requires that, as a water system operator, SLPPOA assess every property and document the presence or absence of a lead service line. There are filing deadlines with the NM Drinking Water Bureau (NMDWB) and then ongoing reporting on the progress of the investigation. Tersa Hansen is taking the lead on this project with help from Harold Corn and Donna Smith. Further assistance will likely be needed in the future. Hansen, Corn and Smith met with Anders Lundberg from the NM DWB to discuss the requirements and get guidance on how to start the project.

Equipment/Infrastructure

No leaks or work on water infrastructure to report

Special Assessment Projects

HGS completed the drop pipe replacement on the Meadow/FR10 well. Total cost of \$5,481.55. this exceeded the initial estimate of \$3,000 due to cost increases since the initial estimate of \$1,074.56 and a broken pitless connector which required a part and return trip cost of \$1,406.99

Ashley/Aztec Water Line RFQ

Bids from the initial bidders are incomplete and we will seek a bid from another contractor in addition.

Decisions pending reviews

811

Jonathan Morris has provided a great service in managing the 811 line locates that SLPPOA is required to do. As he is moving, a new primary contact is needed. Keith Rigney volunteered to take this responsibility. He has done a couple of locates with Morris and understands what needs to be done.

Roads – Dave Stuedell and Angela Mielke

Umscheid reported that the road runoff into a resident's garage has been addressed by trenching and a berm for diversion.

The Board had a lengthy and free flowing discussion on the options for road grading and maintenance. It was agreed that a simple grading is not sufficient for the current conditions of the roads. Erosion has exposed an electric line on Los Griegos, a line of unknown type on Shannon's Way and numerous caution tape exposures. In addition, clogged culverts are allowing water to enter the roads in numerous places. Several association members are willing to engage in a road works project with rented equipment, with the goal being more intensive work than a simple grading. It was agreed for them to develop a proposal specifying the equipment, personnel, liability issues, locations and timeline and to send it to the Board for review and approval.

Snow plowing –

The contract with Danny Blewer needs to be signed and to include plowing of Hovenweep, as the county is not regularly addressing it.

High Road/FR gate - Stuedell has a lock and Shawn Weary fabricated a new receiver for it for the gate. A lock combo was selected and the consensus of the Board was that the combo be given to a small number of residents near that gate. It is only to be used in an extreme emergency with appropriate vehicles.

Cinder Storage – a structure to cover and store the road cinders is needed, as the cinders have consistently frozen and become useless during the winter, despite efforts to cover it. Umscheid and others will develop a cost estimate and proposal for an appropriate structure for the Board's review and approval.

Sandbags – Mielke asked about having a supply of sandbags for residents' use. The LCVFD has sandbags and can supply them as needed.

Architecture – Daniel Wirth

Architecture Approvals - A treehouse on Los Griegos was approved.

Blighted Property – A property on Bonito Way has been inspected by Sandoval County Zoning and a notice of violation has been sent to the property owners.

FireWise

A meeting will be held at 10am on August 16 at the USFS in Jemez Springs. Smith will attend to discuss the Cerro Pelado runoff problem.

Parks

No report.

Long-Term Planning

Road cinder structure and road maintenance – discussed earlier

Old Business

Paying volunteers for the use of their equipment was discussed. As payment removes them from the protection of a volunteer, according to our insurer, there were open questions. Star will check with the insurance company about the ability to reimburse for expenses incurred while using equipment, such as fuel or repairs.

New Business

Member Comments, Questions, Issues

Harold Corn requested an agenda item for the Annual Meeting to recognize the passing of Peter Veverka, a long-time resident who actively worked for improvement of the water system and association.

LCVFD

No report

No Executive Session required

Meeting adjourned at 2003.

Next Board Meeting

September 10, 2024

1830

LCVFD Station #2

Annual Meeting

September 14, 2024

1400

LCVFD Station #2