

# @January 9, 2024 SLPPOA Meeting Minutes

Tuesday, January 9, 2023

Call to order 6:32 PM See

[link](#) for agenda.

Attendees:

Board:

- Scott Dewitt
- Ann Cooke
- Suzanne Star
- Donna Smith
- Barbara Van Ruyckevelt
- Farita Tasnim at 7pm
- Daniel Wirth at 7pm

Guests:

- Harold Corn
- Paul Lisko
- Mary Moore
- Tim Umscheid
- Elizabeth Swicegood
- Jonathan Morris

- Katya Morris

#### President Update, Scott Dewitt:

- Agenda Approval
  - Scott DeWitt **motioned**, Ann Cooke seconded. Agenda approved. Suzanne asked to get the agenda out a week in advance to allow time to get it to the membership. All agreed to get items to Scott to put the agenda together and Suzanne will email it out to the membership email list.
- Facebook Polls
  - Suzanne Star and Barbara Van Ruyckevelt expressed concern about the informal Facebook poll posted by Scott DeWitt on the Sierra Los Pinos Chat page. Were concerned about representing the Board and the utility of such a poll. Donna stated it wasn't her preferred method of communication, but she thought that Scott did not misrepresent the Board's vote regarding investigating options for funding water infrastructure projects.
  - Scott understood the concerns and will take them into account. No motions or actions were taken on the topic.

#### Vice President Update, Ann Cooke:

- There has been no response from Jemez Electric regarding the SLPPOA dispute of the additional bill for response to a damaged electric line in March 2022. SLPPOA received a bill with the disputed amount in January. Scott and/or Ann will likely have to schedule an in person meeting with the Co-op to address this, probably in February.
- Water Operator [WO] update
  - Donna Smith and Ann Cooke reviewed the diligence in seeking a new Water Operator (see attached report).
  - The Board discussed the option of contracting with the Jemez Pueblo Public Works Department.

- See [link](#) for job description
- See [link](#) of notes from Donna Smith on the WO search
- On application from Mark Cordova (only response to the SLPPOA posting for a Water Operator)
  - Harold finds him qualified. Suggests interviewing him.
  - The one downside is location (distance from SLP). Donna raises concerns about his availability / responsiveness.
  - Ann will have a phone call with Mr. Cordova to check on compensation, availability for on-site time, responsiveness to emergency situations, and ability to supervise work if personally not available; and then will provide a recommendation to the Board.
- There's also a WO option through Jemez Pueblo
  - Donna will wait to write up a contract for these folks until the board has made a definitive decision to hire them.
- Donna makes a **motion** to enter negotiations with JP Public Works Department for WO, pending assessment of Mark Cordova. All in favor. Motion passes.
- 811 issue was handled by Jonathan

Secretary, Farita Tasnim:

- Suzanne will send the login details for GoDaddy, for Farita to check how to remove Kirk Thompson from the mailing list
- Will send the minutes to Mike Schacht to post on the website (since June).

Treasurer, Suzanne Star:

- Suzanne has prepared a default letter for board review and approval. See [link](#).
- Donna makes a **motion** to approve this letter, and allow Suzanne to send them out to delinquent accounts. All approve. Motion passes.
- Suzanne needs 6 months of well meter readings (July - December) for the Conservation Fee

## Water:

- Water Billing
    - Suzanne turns over to audience.
    - Tim: would like the infrastructure laid out on a map to help membership understand the needs of the system
    - Jonathan: claims that membership wants to understand the actual scope of the problem in the water system, involving the people in the thought process rather than dropping a proposal for vote, easing the cost burden on the membership. Likes that water billing is equitable. Dislikes the upfront software cost.
    - Paul: need to work on communicating plans to the membership
  - Water Infrastructure Funding Options (see [link](#)), presented by Donna Smith after consultation with Harold Corn and Daniel Wirth
    - Ann suggests another option: \$400 special assessment each year (provided the projects are laid out for each assessment), and increase the HOA dues 10% each year
    - Suzanne: Can the board dictate a 3-year annual assessment that will preclude a future board from changing that assessment?
      - Yes, if the membership votes in favor (due increases specifically to be budgeted towards the work plan, also to be outlined in the Work Plan). The board has to abide by membership votes.
- Suzanne: Questions the legality of whether a reduced quorum on a second vote gives the Board the right to reduce the 2/3 affirmative vote requirement to a 1/3 affirmative vote. A reduction provision on the vote is not explicitly stated in the Bylaws.
- Donna and Ann stated that it is legal under the ByLaws to reduce the quorum to 1/3 and the vote then requires 2/3 to pass.
- Farita: Can we actually create the infrastructure map to educate the membership?
  - Jonathan + Katya Morris: You need more members to feel they are educated and have a voice
  - Suzanne: Need more members to vote.
  -

Donna **motions** to schedule a meeting of the membership for Feb 24th morning to help educate the membership, discuss, lay out options, etc. Scott seconds. All in favor. Motion passes.

- Need to start advertising the meeting through newsletter, email, Facebook
- Daniel will calculate leak rate for each system based off the most recent usage for December

Architecture:

- Donna will send out guidance on setbacks to membership next month

Legal - nothing

Firewise

- Paul Lisko ☒ San Juan East Pile burn occurring off lower Forest Road 10

Parks - nothing

Other

- New policies, Barbara V.R. - wants to include some provisions regarding emergency situations in the financial policy. Barbara will draft a policy and send it out for board approval

Ann **motions** to adjourns. Scott seconds. Motion passes. Folks are staying to discuss member voting participation.