

# General Board Meeting & Board Election Minutes

## September 9, 2000

Meeting called to order 2:10PM

Board members in attendance: Wayne Vanderham, Suzanne Star, Kirk Thompson, Bill Sigler, Eric Larson, Judy Kilburg, Ann Cooke, Julie Allen

1999 minutes read by Star , no corrections noted.

Cooke moved to accept minutes, Thompson seconded. Minutes unanimously accepted.

**Treasurer/Bill Sigler** Sigler submitted the P&L for January 1, thru Sept 9, 2000 showing a balance of \$46,954.34; income for the year of \$49,318.78, and a net balance of \$18,602.00. Vanderham commented that the outgo this year was less due to the light snow conditions and few payments toward snow removal.

Maggie Schmitt asked about the yearly payment plan for snow removal. Kilburg reported that we have gone to a pay as needed basis with Pete Meskimims.

**Water/Kirk Thompson** Thompson reported all the tests for bacteria and chemical analysis have been good this year. He stated that we are still waiting for the new well permit. He stated that the old System 1 Unit 2 well is dry and has been officially turned off, and that the new system 1 pump is running good, and that the System 1 Unit 1 well will need to be dredged out. He also reported that System 2 has a leak that is still undetected however, Thompson still believes it is below the booster station.

Allen Schmeidicke asked if Thompson had noted any drop in the water table. Thompson commented that he doesn't know and he thinks there is a level tester/sensor in the shed.. Schmedicke suggested that the association needs to get one and volunteered to help Thompson with the project.

Schmedicke reported that the System 1, Unit 1 well has less than 10 feet of water between the bottom of the well and the water top. He also suggested that over time the wells will collapse.

**Roads/Judy Kilburg:** Kilburg reported that most of the snow removal was needed New Year's weekend and mid March. She stated that typically snow removal is performed only when there is at least 6" of snow and that this has been the policy because with smaller amounts, the equipment tears up the roads, and most of the snow melts before snow removal can be performed. Ice is always a problem in some areas, but SLP doesn't have any mechanical sanding capability. Sand barrels are placed in several areas for residents to use.

She reported that problem areas continue to be the hills. Grading has been done, but the hills become wash boarded within a week. This is due to people driving fast and not using four-wheel drive. Problem areas have been identified within the last couple of weeks and she is trying to get something scheduled with Pete Meskimen. She stated that consideration has been given to putting recycled asphalt on Los Griegos to see how it holds up and performs in the winter. It can be dug up if needed to dig up water lines. The cost is the same as base course, but should hold to the road a little better.

Vanderham announced that Kilburg was leaving the board and he thanked her for her 12 years of service.

**Architectural Report/Judy Kilburg:** In Kilburg's absence, Eric Larson read the report submitted by Kilburg which stated that the architectural committee has given approval for the construction of three new homes - two on Los Griegos and one on Aspen Grove. The home on Aspen Grove was a modification to plans previously approved. Plans for a home on Redondo Vista are pending until the lot line can be verified.

Plans were approved for room additions, decks and sheds for five homeowners. (Cooke, Dean, Meir, Sigler, and Martinez.) Three fences and one wall were also approved. (Mier, Dean, Doub - fences; Martinez - wall.)

Maggie Schmitt commented that she was unfamiliar with all the areas of the association and asked where copies could be obtained. Cooke suggested that all new members get a package with this type of information, and Vanderham followed up by saying that he would get her copies. Thompson reported that a copy of the plans could be viewed on the website if one had the Autocad Whip! software browser plug-in. Star suggested that the site plans could be made more easily viewable with a different format, and that she and Thompson would work on that.

**Legal/Collier** In Collier's absence, Vanderham read an email submitted by Collier that reported the association has actually been very fortunate to have an attorney that is willing to work not only with the Board, but also with the members with whom we have had to pursue legal matters.

Collier's email report stated that SLPPOA had one near foreclosure, but we were able to work with the property owner and his attorney to come to a settlement that we were all pleased with. She also stated that the SLPPOA attorney is trying to settle a matter with a property owner at the present time. Her email went on to read, I would like thank you all for electing me to the Board 3 years ago, it has been a valuable experience, one I would like to repeat in the future. Also a thank you to my fellow Board members who have been diligent in doing the work that keeps the association running.

**Parks/Eric Larson:** Larson reported that it was a good year, even with the lack of rain the parks were mostly green and nice all summer. He also stated that vandalism was low this year.

**Forest Service/Ann Cooke** Cooke reported that the Forest Service has been busy with fighting fires throughout New Mexico. The good news is that the fires didn't hit SLP. She thanked those property owners who have initiated improving their defensible space. Cooke also commented that the Forest Service will continue to work on fuel breaks, and burning slash when they are able. She stated that they appreciate and need the support from the community.

**Neighborhood Watch/Ann Cooke** Cooke reported there were minimal issues this year, and that the neighborhood phone tree effort is fairly successful. She thanked those that have helped get the word out during the emergencies.

**Long range/Judy Kilburg** In Kilburg absence, Larson read a report for Kilburg that stated: Kilburg wasn't able to do much on long-range planning this year. There has been some discussion about building a garage-type building to replace the shed. The building would have electrical power and would provide an office area for the Association computer, files, storage for the generator and other supplies.

Larson also commented that the original plans to build out the mezzanine was not a viable solution due to the structure requirements of the buildout.

### **Unfinished business**

Rick Crabb asked about the new well permit status. Thompson replied that the well permit status is still in the hands of Ara Stevens. Thompson acknowledge that the board continues to receive numerous requests and complaints to expedite the situation, and that board members have tried to help move this issue along, but that Ara Stevens is the one who is responsible for finalizing the paperwork for the permit. Vanderham assured Crabb that he would continue to communicate with Stevens about this problem.

Thompson reported that Don Bednar is now working with him as the new water system operator.

Thompson also commented that he was going to build a temporary cover for the System 2 well electrical system, and that he would investigate further the requirements of the EPA which restricts permanent building on designated wetlands.

### **New business:**

Cooke opened discussion on the issue of inheriting a 5,000 gal water storage tank to help fill tankers in the event of a fire. Vanderham commented that it had been reported that this might help reduce our fire insurance, however Schmedicke rebutted stating that any fire insurance reduction even if we met the new supply requirements was unlikely due to the fact that the fire officials couldn't pass the testing requirements needed of their tanker to pump 250 gal for 2.5 hrs.

Schmedicke also reported that the closest water take-outs now were in the upper and lower east forks, not easy to get to in winter.

Schmedicke inquired about the reports suggesting Bootzin's intent to buy a now non-functioning association well easement and water rights. Cooke replied that this issue was still in the rumor stages. Thompson commented that the Board had no intentions of selling the rights or the easement. Schmedicke suggested that such an action would have to be presented before the entire association for a vote.

Schmedicke posed another question pertaining to the issue of a new draft of the covenants. He inquired about the cost and reminded the attendees at the meeting that in the past lots of money was spent to attempt this change and that the issue failed.

Vanderham commented that most of the issues now being litigated and that consume many hours of board members time are the result of poorly written covenants and that the Board is making another attempt to rectify those loopholes that are costly issues with regards to association money. He suggested that the Board is being cautious with the funds being allocated to work up a new draft and that we now have an attorney with the expertise to help us formulate some clear cut verbiage to continue to protect our association and our association dollars.

Harold Corn commented that the Board had set some limits on the spending for this issue.

Schmedicke raised another issue about the way the Board was handling executive sessions. He suggested that all things discussed should be reported in minutes. Vanderham commented that the Board had already discussed this issue and that all Board sessions with the attorney would be conducted outside of the monthly meetings to protect the privacy of the individuals and the issues.

Sabine Shurter asked if the association had any easements to the National Forest Land. She suggested that the association is virtually land locked as to any forest access by members and that it appeared a value-reducing factor. Vanderham stated that the Board would look into the matter.

Harold Corn asked if the Road Committee could widen some of the blind curves. Another resident commented that some of the roads are already infringing on the private land of some of the property owners.

Thompson reminded the attendees that Pete Meskimims will be cleaning out the pit after the next burn, and that there is an alternate solution available; a chipper owned by the Siglers that is available for rent. Cooke

commented that the only drawback, according to information, is that chip covering over 4" in depth on the forest floor could attract bugs.

Harold Corn asked if the board could post association events like the burning of the slash pit, so that the smoke and fire would not raise concern. Thompson suggested that he and Star are reworking the website to put out more timely and better information.

Vanderham reported that Thompson would be taking over the website and thanked Glenda McGrath for her past work on the website.

A resident asked whether the newsletter could be emailed to the residents. Star got a word in edgewise....you bet!...this would save the association mailing expense and time and that there would be a notice in the next newsletter asking those residents who are interested in receiving the newsletter via electronic mail to send their email addresses to Star.

A new resident asked who he should contact about getting Redondo Vista graded. Sigler and Larson volunteered to help.

Schemedicke voiced another dissatisfaction (disgusted with the poor turnout at this year's meeting). He made a motion to create a door prize, (a 1-year complimentary association dues payment by the board) to be given away to an attendee through a drawing, at next year's general meeting. (Subject to the approval of the association attorney's review) Harold Corn seconded the motion. All attendees agreed unanimously.

Before the counting of the ballots, Vanderham thanked retiring members, Renee Collier, Julie Allen, and Judy Kilburg for their help on the Board.

There were no nominations from the floor for board election and Vanderham turned the floor over to those brave volunteers who threw their hat in for the four seats to be filled.

Vanderham reviewed the voting requirements and the Board recessed to count the ballots:

Results of the ballots:

for the three 3-year terms:

Marj Sigler 73 votes

Ann Cooke 71 votes

Sondra Cantrell 44 votes

for the 1 yr term:

Maggie Schmitt 34 votes

for alternate

Chris McConaha 33 votes

Susan Harwood 21 votes

Julie Allen moved to adjourn the meeting. Schmitt seconded.

Meeting adjourned 4:30PM