

Sierra Los Pinos



Property Owners Association

President

Wayne Vanderham, 829-3351

Vice President

Ann Cooke, 829-3134

Treasurer

Bill Sigler 829-4014

Secretary/Newsletter

Suzanne Star 829-3323
sstar@sulphurcanyon.com

Roads/ Architectural Control

Judy Kilburg, 829-3544

Legal

Renee Collier, 829-3029

Water

Kirk Thompson 829-9123
mosen@mosen.net

Parks

Eric Larson, 829-3181

Forest Service Urban Interface and Neighborhood Watch

Ann Cooke, 829-3134

Long Range Planning

Judy Kilburg, 829-3544

SLPPOA, 950 Forest Rd 10
Jemez Springs, NM 87025
slppoa@jemez.com
www.jemez.com/slppoa

August 2000

The intent of this newsletter is to report the official minutes of the Board meetings and other unrelated events or notices which may be of interest to our Association members.

Board meetings are normally held the 3rd Thursday of each month at 7:15 PM at the SLP fire station. All property owners are welcome.

Next Board meeting September 21, 2000

REMINDER

General Board Meeting & Board Election

September 9, 2000

SLP FireStation

2:00PM

Potluck @ 1:00PM

The SLPPOA slash pit will be cleared after the next burn.

Please do not dump slash until it is posted that the pit is again reopened.

Some mailboxes were broken into Aug 23.

If you are missing mail/checks, please notify the post office.

August 17, 2000

Board called to order 7:20PM

In attendance: Wayne Vanderham, Suzanne Star, Kirk Thompson, Bill Sigler, Eric Larson, Judy Kilburg, Renee Collier, Ann Cooke

Guests: Marj Sigler, Harold Corn, David Garcia, James & Wendy Maxwell

July minutes read with the following corrections noted from Kilburg: Architectural Control report first paragraph ..."the approval was complete, not 'almost' complete." Second paragraph should read: "Kilburg asked if anyone knew the status of the Knowlton construction. Sigler reported that he thought the house had been purchased. Kilburg questioned whether plans had been approved for the house. Vanderham agreed to contact the property owner to clarify the status."

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

Treasurer/Bill Sigler Sigler submitted the P&L for July showing a balance of \$49,942.82 The customer balance summary shows seven members still delinquent; five still unpaid and two having made partial payments toward association dues.

Water/Kirk Thompson Thompson reported that the system 1 unit 2 well is working with the new pump. The system 1 unit 1 well pump was replaced and will be dredged out. Nothing new on the new

well permit. System 2 has a leak that is still undetected however, Thomson believes it is below the booster station.

Roads/Judy Kilburg Kilburg reported that Meskimens came and graded the roads the first week in August. Judy will survey the roads for areas needing more work and contact Meskimens.

Architectural Control/Judy Kilburg Kilburg reported that she and Eric approved plans for a deck addition for Elise Meier, a fence, covered porch, roof extension and greenhouse for Sumner Dean, and a Morgan shed was approved for the Siglers. Kilburg reported that she spoke with Dane Knowlton. Plans for his modular were previously submitted and approved in April, 1999. He is purchasing a different home than was previously approved. Kilburg and Larson reviewed and approved the new home plans.

Thompson suggested that the architectural control committee check on the new regulations for septic tanks. He stated that future requirements might dictate that septic systems would be mandated to have secondary systems.

Legal/Renee Collier Collier reported that David Garcia is working on a draft for the new covenants and that he got a copy of the Board SOP's from Vanderham.

Parks/Ann Cooke No report.

Forest Service/Ann Cooke Cooke reported that she talked with Diane Tofoya regarding the progress of the pumice mine. Tofoya indicated that paperwork for extending the mine has not been received and that the forest service is questioning the pumice usage and will be investigating.

Neighborhood Watch / Ann Cooke Cooke reported that there have been no issues since the water problem.

Long Range Planning/Judy Kilburg No Report.

Unfinished business Vanderham requested a reminder about the general Board meeting and stated that residents have already begun returning their ballots.

Thompson asked that the Board establish a plan to get the slashpit cleared after the next burn.

Residents to be reminded not to dump after the burn until the slash pit has been cleared.

New business Thompson requested that the Board consider upgrading to a 2" supply pipe to the booster. He suggested that this would help improve the supply of water from the System 2 well. He reported that presently there are varying widths of supply pipe in the system. He expects the cost of the work to be high, however, he suggested that it would be cost effective and require less crisis maintenance for the association to spend the money to correct the problems instead of continually throwing money into patching the problems. Thompson also suggested that a shelter should be erected over the electrical equipment. Vanderham suggested that Thompson get cost estimates for the Board's review. Larson commented that this should be looked at as a long-range plan.

Sigler reported that Bootzin is still interested in buying the non-operational well and water rights. Kilburg reminded the Board that it is not in the association's best interest to be selling the well or water rights, nor has the Board ever considered giving up the access to the well or water rights.

Cooke asked if Kilburg would talk with Meskimens about improving the alternate escape road. Sigler mentioned improving the road through Unit 9 that connects to Unit 10. Harold Corn replied that Bootzin has no intention of opening the road, although it is shown on the plat.

The Board discussed a conflict regarding a misrepresentation of joined lots and the respective fees owing. Kilburg made a motion that the owner should be billed for actual assessments. Collier seconded. Thompson abstained, all other Board members in agreement. Vanderham agreed to write the letter to the property owner.

Cooke moved to adjourn the meeting.
Meeting adjourned 9:20PM

Next Board Meeting: September 21, 2000