

# 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

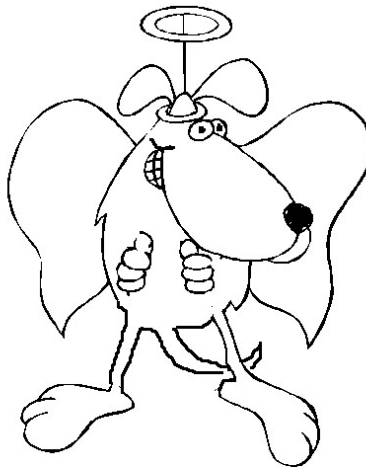
Judy Kilburg, 829-3544

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

June 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 July 20, 2000**



## Happier Neighbors!

Some dog owners are making a difference...and some residents wish to extend a big THANK YOU to their neighbors who have made the extra effort to contain their roaming dogs and/or implement bark collars. They appreciate the safer and quieter environment.

## OFFICIAL MINUTES OF THE SLPPOA BOARD MEETING

Board called to order 7:20PM

In attendance: Wayne Vanderham, Suzanne Star, Kirk Thompson, Bill Sigler, Julie Allen, Eric Larson.

Guests: Marj Sigler, Harold Corn, and David Garcia

Star read the minutes of the May meeting. Thompson moved to accept, Allen seconded. Minutes unanimously passed.

### **Treasurer Report: Bill Sigler**

Sigler submitted the P&L for May 24 through June 21, 2000 showing a balance of \$54,126.08. The customer balance summary showed 10 members still delinquent in association dues. Vanderham volunteered to make calls to those still delinquent.

Thompson reported that one of the delinquent members had their lot up for sale. Vanderham suggested, and the board agreed, that immediate action should be taken to place a lien on the subject property to insure payment should there be a sale.

### **Water Report: Kirk Thompson**

Thompson reported that System 2 has problems. He stated that he has been augmenting System 2's supply with the emergency connection to

System 1. Thompson believes there is a leak in the system and has gotten the leak detector from Ara Stevens so he can figure out how it works. He plans to perform some leak testing by isolating legs of System 2 below the booster station and monitoring pressure drops. He will be asking residents on these legs to use no water during these tests. Thompson has posted signs at the mailboxes regarding the System 2 water problems, requesting that residents please conserve on their water usage.

Thompson thanked Ara Stevens, Dan Erickson, Don Bednar, Jim McClary, and Harold Corn for helping with the present water problems and reported that Don Bednar, a resident of the association, is pursuing his certification as a water system operator.

Thompson reported that the fire stand located at the intersection of FR10 and Los Griegos is now functional and that Cooke will paint it and Allen Schmiedicke will get it numbered.

Thompson also reported that he is still working on the association water system drawings.

He reported that no further progress has been made on the new well permit and added that the state is still waiting for Ara Stevens to complete a few more reports and that a small amount of taxes on our water usage needs to be paid. Vanderham agreed to follow-up with Stevens on the needed paperwork.

#### **Roads Report: Judy Kilburg**

No report.

#### **Architectural Report: Eric Larson**

Larson presented a draft of a settlement agreement drawn up by Garcia, for a proposed fence plan. Larson made a motion that upon the resident's acceptance of the settlement agreement, that the board would grant approval to start construction of their fence. Thompson seconded the motion. The motion passed unanimously.

Larson also presented a proposal submitted by a resident to construct a horse barn in Unit 10. Garcia reviewed the Unit 10 Covenants. After discussion and review, Thompson moved to approve the plans, Larson seconded. Motion unanimously passed.

Larson also reported that groundwork has been started for a new home in Unit 7 and that plans have still not been approved. Larson suggested that he and Kilburg

would make sure to follow-up with the owners.

Thompson suggested that the board get copies of the plats of the association so that issues about easements, right of ways and setbacks can be more easily determined.

#### **Legal Report: Renee Collier**

Garcia reported that he followed up with the insurance company and was told that the issues concerning SLPPOA compliance were not a problem and that SLPPOA was covered. Garcia wrote a letter to the insurance company confirming the conversation.

#### **Parks Report: Eric Larson**

No activity to report.

#### **Forest Service Report: Ann Cooke**

Vanderham reported that Bob Bootzin would be thinning his homesite acreage and all the land he hasn't sold yet. Anyone who is interested in joining in on the contract should contact Bootzin. The thinning project has been planned for next Spring.

Vanderham also reported that there would be a meeting on June 25, by the forest service on fire protection and creating defensible space on our properties. A notice has been posted at the mailboxes alerting the residents of this meeting.

Larson suggested that we have a serious issue of depleting places for burning slash. The present pit has reached its capacity and will have to be closed, possibly after the next burn. This problem has been brought to the forest service personnel attention, and there is presently no solution in the works. Sigler suggested that he was going to buy a chipper that could be rented by association members.

Corn suggested that the forest service might entertain a proposal to open a slash pit on forest service land if we offer to monitor the activities.

Sigler suggested that we investigate hiring a contractor to clean the existing pit so we might continue to use it temporarily. Vanderham stated he would talk with with Pete Meskimens about cleaning the pit.

#### **Neighborhood Watch Report: Ann Cooke**

No report.

**Long Range Report: Judy Kilburg**

No report.

**Unfinished business:**

Thompson has volunteered to take over the SLPPOA website and work with Jemez Internet Access internet service provider.

Corn reported that the well on the meadow to which SLPPOA owns the easement and rights is not functioning because the pump is dead and that Bootzin would be interested in buying the well. The board discussed the issues of retaining the well rights and Sigler suggested that if Bootzin wanted to use the well for water for horses, that arrangements could be made to have him pay for the pump and electricity. Thompson said he would check into the power situation of the well.

Thompson requested that the board members pursue the PGP program (encryption for email). To expedite the setup, he volunteered to individually help all the board members get the program activated on their personal computers.

**New business:**

Vanderham brought up the need for a nominating committee for the upcoming election. He stated that a minimum of three board seats would need to be filled. Allen said she would be willing to head up the committee. Any resident who is interested in volunteering should contact Julie Allen or any board members.

Vanderham suggested that the board consider authorizing SLPPOA attorney, Garcia to draft new covenants for the association. He stated that the dates when the residents can vote on new covenants would be coming in the near future. The board asked Garcia to work up a draft that would incorporate all the different sets of covenants into one uniform, document. Larson motioned to have Garcia begin setting up a draft. Sigler seconded the motion. Motion passed unanimously. Sigler agreed to provide Garcia with copies of covenants from all the units. After Board review of the draft, the draft will be sent to each resident for review and input.

Vanderham reported that the culvert at the firestation needed to be repaired. Board approved the repair.

Board went into executive session 9:17PM

Larson moved to adjourn the meeting.

Meeting adjourned 9:51PM

**Next Board meeting: July 20, 2000**