

OPEN FOR DISCUSSION

If you are interested in discussing issues or have input for the draft of the new covenants please contact Ann Cooke 829-3134

NOTE: the final draft will be sent to all property owners for review.

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Send your email address to sstar@sulphurcanyon.com

SLPPOA Board Meeting November 16

Board called to order 7:20 PM by Vanderham

Board members in attendance: Ann Cooke, Wayne Vanderham, Suzanne Star, Kirk Thompson, Bill Sigler, Eric Larson. Marj Sigler, Maggie Schmitt, Sondra Cantrell

Guests: David Garcia

Star read the minutes of the October minutes. Bill Sigler moved to accept them as read; Cooke seconded. Minutes unanimously approved.

Treasurer/ Marj Sigler

Marj Sigler reported that she ordered new SLP checks. The SLPPOA LANB account is at \$44,965.56. She also reported that the property tax bill came in at \$1495.44 which exceeded the \$1300 budget. Marj Sigler also sent 3 new member packets.

Water/ Kirk Thompson

Thompson reported that we still have water so life is good. When the cheering subsided, he continued with the rest of the story; stating that there was a break on Hovenweep which has been repaired, but only after the System 1 tanks had been emptied, and that the roof over system 2 well electrical pedestal will not be finished until after winter, and that we still have no permit on the new well.

Cooke commented that the Consumer Confidence Reports (CCR's) were mailed to all property owners last month , which fulfills a mandate from the Environmental Protection Agency and Thompson stated that the new System Operator, Don Bednar, will be responsible for the creation and distribution of future CCR's.

Vanderham presented to Thompson for review , a contract which was used for a past system operator . Thompson will redraft the contract with the help of Marj Sigler for the new system operator. Discussion ensued regarding the operator's responsibilities. Sigler suggested that the operator will be responsible for the PPE (Personal Protective Equipment). Vanderham suggested that the association provide the equipment. Thompson commented that technically there may be an issue with supplying equipment to an independent contractor but since the equipment will be shared by the water system personnel, there shouldn't be a problem.

Thompson additionally thanked Ara Stevens and Dan Erickson for braving the cold weather to help fix the 4" main leak on Hovenweep on Thursday, Nov 16th.

A note from Thompson: If you notice anything strange, like water pouring out of the ground, or abnormal aerated water, please call him ASAP @ 829-9123. Thank you.

Roads/ Bill Sigler

Sigler reported that no corrective repair will be done on the roads until Spring due to the frozen conditions.

He commented that the County promised a dump truck load of salted cinder which still hasn't been delivered and that the sand barrels have been filled.

Sigler added another thanks to Ara Stevens for his help freeing a motorist from the icy slope of Los Griegos.

Bill Sigler reported that Meskimens is requesting \$5000 up front for equipment maintenance and to guarantee he will have people on standby when SLP needs plowing. Meskimens, Sigler commented, will bill us for each service call. Sigler also reported that Meskimens will deliver estimates on crowning the roads and eliminating the ridges on the sides of the road when the snows recedes.

Sigler reminded the Board that Redondo Vista needs some major work and Larson reported that one of the new residents on Redondo Vista thanked the Board for the efforts made to help make the road more passable.

Sigler reported that Meskimens may have and use a snowblower to remove snow in the future.

Thompson commented that he had talked with Dave Raue and that Raue has also offered his services in the event we need backup. Sigler also commented that he has been contacted by another person who can work as a backup if needed.

Cooke reminded the board that in the past it wasn't a matter of hiring or pay, but that no one showed up for road repair.

There was a brief discussion about the relevance of time for a contractor to respond to a service call for snow plowing. Sigler commented that there would be a Letter of Intent which will specify conditions under which the association will accept services. Star suggested that "reasonable" time wording should be specific. Cooke suggested 6 hrs. The Board agreed on the suggestion.

Sigler reported that he talked with the County and that the County may consider putting recycle asphalt along FR10 but not on the steep slope near Hwy 4 due to the washboard problem.

Architectural Control/ Eric Larson

Larson reported that a fence in Unit 1 was requested, and that Unit 7 lot 20 is being cleared and readied for sale and that water is already to the property, but the lot is not in the association.

Legal/ Ann Cooke

Cooke turned the reporting over to David Garcia who discussed his process of simplifying and unifying his draft of the Covenants. He commented that the draft is simpler, it doesn't change anything, underlying rights have been preserved and additional modules have been added to give definition to the problem areas. Cantrell asked about how the grandfather clause will be handled. Garcia commented that rights under the old covenants remained the same. Star added that new covenants would also not relieve owners of existing violations, encroachments, etc. Schmitt asked about regulations on dogs. Star suggested that any county/state ordinances should not be incorporated in the covenants as those are enforceable by county and state law. Vanderham suggested that those should be incorporated into the bylaws. Vanderham reminded and Garcia

agreed that the intent of redrafting the covenants would be to keep the issues clear and concise. Thompson suggested that because each set of covenants (SLP presently has 4 different set of covenants, Unit 1, Unit 2, Unit 3, and Unit 4-7) have different issues, that the new draft should be written with a uniform base applicable to all units and attaching "riders" to each set which would define and keep intact the different issues now applicable to each set of covenants.

Parks/ Maggie Schmitt

Schmitt suggested that we need to post a sign identifying the park. The extent of information on the sign was discussed by the Board and it was concluded that anything beyond a friendly name would lead to bullet holes or worse....

Neighborhood Watch/ Maggie Schmitt

No report.

Forest Service/ Sondra Cantrell

Cantrell reported that there was a control burn which was started on the west side of SLP and was mapped to proceed up to Cat Mesa. She commented that the Forest Service was planning to burn about 20 acres a day. Cooke reported that they are burning the slash piles created last year. Cantrell also reported that they are still logging the Baca.

Long Range/ Sondra Cantrell

Cantrell reported that no grant money has been found for the fire tank implementation yet but that she has been told to check with Los Alamos. Schmitt reported that she found 2 places that have above ground polyethylene tanks; \$3300 for a 5000 gallons that includes delivery, \$3341 was the other quote. Bill Sigler suggested that the Board consider a few smaller tanks. The Board discussed whether burying the tank would be feasible. Thompson asked about a used tank. Schmitt suggested that that idea was discussed at a prior meeting but that potential chemical contamination would be a problem.

Unfinished Business

Star asked if Vanderham had investigated a request by Sabine Shurter regarding access to forests lands should easements over private land be barricaded in the future. Vanderham noted that he would check into the issue.

Cooke raised the issue of Bootzin's arbitrary access to water infrastructure for future development. Thompson suggested that SLP could be inheriting more problems and expense if water hookups are completed without proper installation or authorization of the SLP water committee. Bill Sigler suggested that Bootzin should be a part of the Board meetings to present his ongoing plans for development. The Board agreed that future development (additional roads and water service) will impact the financial position of the association and that cooperation between SLPPOA and Bootzin is needed. Star expressed concern about SLP water resources and well support to accommodate new development. Garcia suggested that it would be good to have Bootzin involved because Bootzin was the originator of the covenants. Marj Sigler asked if Bootzin decides to develop Unit 9 how would the issue of rezoning be addressed. Vanderham agreed to follow up with Bootzin.

Bill Sigler brought up the issue of buying the new shed for \$6500. He asked for board discussion. Wayne suggested that we should pursue it, but that the monies allocated were in the 2001 budget.

New Business

No reports

Thompson moved, Cooke seconded; meeting adjourned 9:45 PM.

**NO MEETING IN DECEMBER
HAPPY HOLIDAYS...Deck the Halls!**



**Next meeting
Thursday, January 18, 2001
7:15 PM**