

**Please, a little bit of mountain courtesy.....folks
Downhill drivers yield the right of way to uphill drivers**

Reminder for All who have NOT already paid the 2001 Annual Assessment

There will not be another bill for 2001 Assessments until April 1, when the Late Fees will be applied. *Pay now and avoid Late Fees.*

Jan 18, 2001

Board meeting called to order 7:20PM

In attendance: Ann Cooke, Wayne VanderHam, Suzanne Star, Kirk Thompson, Bill Sigler, Eric Larson, Marj Sigler, Maggie Schmitt, Sondra Cantrell

Suzanne read the minutes of the Nov. 2000 meeting. A correction was noted in the legal report; Units 4-7 should read Units 4-10. Cooke moved, Schmitt seconded to accept the minutes with corrections as noted. Minutes unanimously approved with the correction.

Treasurer/Marj Sigler

Marj Sigler reported the SLP LANB balance of \$54,335.21. She commented that association dues payments are coming in and wondered if a reminder statement should be sent before the next scheduled statement on April 1, to alert members who have not paid. Marj Sigler reported that a property had transferred ownership last April, without notification coming to the association and that to date the new owners have not been contacted. VanderHam agreed to follow up with a personal visit to the new owners and to deliver their new member packet.

Marj Sigler commented that she would like to see the new member packets delivered as a personal touch. She has delivered some of them.

Marj Sigler also presented to the board her desire to find another way to complete the SLPPOA taxes so they get done sooner. She volunteered to handle the filling out of the forms then turn them over to an accountant/CPA or another member of the Board for review. The Board agreed with the idea.

VanderHam presented a notice received from the SLPPOA website/email ISP; Jemez Internet Access. Discussion ensued regarding the past and present problems encountered with the present ISP about the web page and the SLPPOA email account. Star suggested that the board investigate Sulphur Canyon Internet Services. Bill Sigler moved that the Board move our ISP service to Sulphur Canyon, Cooke seconded. The motion passed with Thompson abstaining.

Star agreed to contact the Sulphur Canyon ISP to set up a site. Thompson was asked if he was going to pursue the responsibilities of taking over and updating the web site. Thompson suggested that after the water issues are under control, he and Star would start working on it.

Thompson requested copies from Marj Sigler, of invoices for water system equipment such as pump replacements and other pertinent equipment info on the water system.

Water/Kirk Thompson

Thompson reported that we have had lots of problems in the past four months. He reported that the pump in the System II booster station sheared its splines on the motor shaft. He feels this was due to the rapid power cycling on December 29th. He also reported that the pump in the System II well froze. He feels this was partially due to power fluctuations on January 13th. Cooke commented that the pump replacement costs could be reimbursed by Jemez Mountains Electric Coop (JMEC) if SLPPOA could prove that the damage was due to negligence on the part of JMEC. Excessive electric power fluctuations and/or rapid brief outages (cycling) could cause pump burn-out, shaft shearing, and stack seizure problems. Cooke suggested that Jim Wiseman of Jemez Electric would review the power situation at the SLPPOA pump sites.

Cantrell asked whether other communities like Thompson Ridge have the same problems with their pumps. Larson and Thompson commented that Thompson Ridge has a much smaller population and mostly individual wells so the “work demand” on the pumps are not as great. There are a few shared community wells but the small number of serviced households puts considerably less demand on those systems.

Thompson requested that any SLPPOA member who has a UPS on their computer, with logging enabled for transient power events, to contact him. Thompson is looking for a log from the past two months to correlate with his existing data to determine any power fluctuations that he hasn't caught in his log since his computer is not always on. The power problems may have caused the water pump to fail.

He also reported that the System II well pump froze up and will be pulled Friday, January 19. Thompson commented that he would be purchasing the pump stack from a different manufacturer and a higher HP motor as the previous one was not sized correctly and has not been performing as required.

Thompson commented that he is working with his father on modeling the hydrodynamics of the water system so that he can identify problem areas and also, in the future, SLPPOA could hire a civil engineer to further identify suspect problem areas of the water system utilizing the completed mathematical model.

Bill Sigler brought up the possibility of adding phase protectors. Thompson stated that he would be purchasing pump protection systems which will monitor the SLP power and in the event of brownouts, blackouts, under/over voltage/current, it would act accordingly to keep our pump motors from burning out, seizing, rapid cycling, etc. He stated that the cost would be relatively high but not as expensive as replacing pumps every few months.

Schmitt asked about the status of the well permit. Thompson replied that the issue is still unresolved and the responsibility remains with Ara Stevens. Cooke agreed to continue to

remind Ara Stevens of the urgency and also the dissatisfaction being displayed by Board and association members with regards to this overdue task.

Thompson passed around, and asked for any comments regarding the Work for Hire agreement for the new water system operator, which has been reviewed and augmented by the Board attorney. The Board unanimously accepted the agreement. Don Bednar is now officially the Water System Operator and is responsible for the regulatory aspects of our water system.

Larson asked about the SLP water usages taxes. Thompson also noted that due to the recent high profile of the La Cueva water system contamination problems, he expects the SLP water system will be subjected to greater levels of scrutiny in the future by State public health officials

Roads/Bill Sigler

Bill Sigler reported that after the onslaught of snow days we still have drivable roads and a contractor to plow them. He received a couple of complaints on the snow levels and plowing requests, so despite the fact that the minimum 6" had not been reached on some association roads he pursued getting the roads plowed anyway. He suggested that we need more sand barrels and that the one on the main hill had been vandalized several times. The board agreed to have another sand barrel placed on the main road.

VanderHam read an email from a resident concerned about the safety conditions of our roads and other association issues. The board discussed the resident's issues and concluded that the conditions of concern are typical to mountain communities and that residents need to be aware and adapt to the conditions and the services available. VanderHam agreed to contact the resident and respond to the concerns

Architectural Control / Eric Larson

No report

Legal/Ann Cooke

Cooke reported that Garcia gave her the first draft of the covenants. Cooke will review the documents and will send out first draft copies via email to any association member that would like to help with the review process. When these reviews are compiled, all association members will receive a copy for final input. Please send your request/email address to Ann Cooke.

Forest Service/Sondra Cantrell

No Report

Parks/Maggie Schmitt

No Report

Neighborhood Watch/Maggie Schmitt

Schmitt presented a map defining the neighborhood watch areas and the neighborhood captains. Schmitt thanked all who have contributed their time to call neighbors about the water problems.

She also reported that the State Forestry division has suggested that SLPPOA should get on a list for a partial grant/ matching fund grant for extra water storage water tanks for use by the fire department.

Long Range Planning/Sondra Cantrell

No Report.

New business

Cantrell suggested that the Board meetings could be expedited if members would review and submit their correction of the minutes prior to the meeting. Any corrections not submitted in advance could be noted at the meeting. Cantrell moved that the Board dispense with the reading of the minutes at the meeting and that each Board member should be responsible for making corrections to the draft minutes that Star prepares for proofing after each meeting prior to final printing and distribution. Thompson seconded the motion. The motion was unanimously approved.

Cooke moved, Cantrell seconded; meeting adjourned 9:27 PM