

SLPPOA Board Minutes
August 19, 2002

Board Members Attending:

Ann Cooke, Marj Lawrence, Chris McConaha, Donna Smith, Kirk Thompson, Sondra Cantrell, and Suzanne Star

Board Members Absent: Mark Doub, Wayne VanderHam

Guests: Allen Schmiedicke

Meeting Called to order at 19:20.

Board Meeting minutes for July were reviewed. Star moved and McConaha seconded acceptance of minutes as corrected

Minutes approved unanimously.

Reports

Treasurer –Account balance is \$45,812.30. All bills are paid. There are 3 unpaid landowners with an outstanding debt of \$1322.09.

Debbie Larson will perform the review of the books.

Water – System 2 booster station had minor problem (cracked fitting) that was repaired. The Application for extension of time for perfection of underground waters was approved by the State Engineers Office. This is needed to be filed every year as the water system is still under development. The RG-30444-S-2 (System 2 New well) well permit has been approved as of July 31, 2002, according to Joey Fields of the State Engineer's Office. The notice of approval has not been received and Kirk will check on this.

The surveyor (Cartesian Surveys of Rio Rancho) has flagged property corners for the new supply line from the well to the booster station on System 2. Kirk will walk the proposed route with the property owners to define the final route. The surveyor will then be called back to create the final legal descriptions and plat for the easement agreements. Dave Schmidt requested a copy of the report from Roy Miller, the civil engineer, on the new booster line. Kirk has provided this to him. Suzanne Star will post the report on the web. The line recommended is a 4 inch C200 line to achieve the best possible flow and tolerance to expansion and contraction.

Replaced 23 feet of 2 inch galvanized pipe with 2 inch PVC from System 1 well to the pump house due to leaks in the metal pipe.

The well in Spring Canyon (Unit 6 Tract A) may be in the road easement. This will be known for certain when the surveyor plats the position. Kirk replaced the pressure gauges in the booster station pit and purchased backups. Kirk has a revised the work for hire agreement for Don Bednar, the SLPPOA certified water system operator. The hourly rate would go from \$15 per hour to \$20 per hour. In addition, the annual fee would go to \$1500. This will be addressed at the annual budget meeting in November.

Roads – Mark Doub contacted Roy Miller, the civil engineer, to assess the roads and provide a set of recommendations on the roads for long-term maintainability. Pete

Meskimmen has been working on several roads and installed large water bars to control the water and reduce the erosion.

Architecture – One request from Mrs. Gaskill, to have a temporary (less than one year) storage shed on Eric Larson's property. Within one year, the shed will be removed. One owner put white roof on a house on Los Griegos. Chris will review the construction and let owner know about conforming with architectural requirements.

Legal/Covenants – Shoenfeld has paperwork on dedication of water rights from Bootzin to determine if the transfer was completed and if the transfer was not completed, to advise on the course of action. Nancy Cunningham from State Engineer's Office is going to contact Bootzin for further information on the dedication. Kirk will follow-up with State on status.

Request to have a hearing on the commingle of the water systems has been filed with the Engineer's Office. The hearing date has not been set.

Gentry is being foreclosed by a bank. SLPOA has received formal notice and the attorney is filing paperwork to maintain its claims.

The suit against Sondra Cantrell to enforce the covenants on the construction of her wall will be heard in early 2003.

The Board decided to include property owner names in the minutes to provide specificity and information to the members.

Forest Service/Parks/Neighborhood Watch – Pat Valerio provided a bid to thin and clean the parks (10 acres). He has worked on several lots in the Association and is a professional in forest management. The bid was \$5,000 - \$6,000 depending on how the wood is disposed.

Sondra Cantrell will contact to Pat Valerio to do 6 acres, the park along FR10, the park along Bootzin's meadow (Unit 3 Lot 16), the median on Chaco, and the well house in Unit 1. Cantrell moved, Smith seconded to spend \$3000 to clear 6 acres. Motion passed unanimously.

FireWise Communities have completed their assessment of the area and provided a draft report. Ann Cooke will try to obtain an electronic copy of the report and Suzanne Star will post the report on the SLPOA website. The recommendations are thinning privately-owned property, selecting for fire resistant trees (aspen) and development of evacuation plans and safe zones by Sandoval County.

Long Range Planning – Smith reviewed a draft a long-range plan summary to be presented at the Annual Meeting. The initial plan focus on the water and road systems. Other topics, such as parks, Association management and construction will be addressed later.

Unfinished Business – Allen Schmiedicke requested information on the Board's decision to not mail his rebuttal of the water commingle report mailed to the membership in June. The Board decision was based on precedent in which the Board decides not to undertake the expense to send private opinions or information. The Board agreed to provide mailing

labels to members only to allow members to communicate their personal views with other members. Allen requested the following correction to the July minutes:

In rebuttal to the information mailed to SLPPOA members regarding the commingling petition for integrating System 1 and 2, Allen Schmiedicke requested the Board:

- “ 1. Send this rebuttal to all members in its entirety. No editing.
2. Apologize to general membership for the inaccuracies of the statement made in their paper and for misspelling my name.
3. Have a vote in the general meeting and let the people decide. If the majority (51%) of the people in System 1 vote yes then we will co-mingle. The members on System 2 can decide which way they want to go. This will have to be separate votes. If board is positive that everyone is for co-mingle of the water, then the board should not have a problem with this vote.”

Schmiedicke believes that the Board does not control the water rights, but that the Association members do. Therefore, the Board does not have the right to manage the rights. The Board does not agree with Schmiedicke on his interpretation of the information in the Association's letter to the members.

New Business -

None

Next SLPPOA Board meeting will be the Annual Meeting on September 14, 2002 at 2 pm with a potluck at 1 pm.

Meeting adjourned at 2120.

Respectfully submitted
Donna Smith, Secretary