

A regular meeting of the SLPPOA was held on January 27, 2003. The president was present. A quorum being present, the meeting was called to order at 7:20 p.m.

Board Members Present: Mark Doub, Ann Cooke, Marj Lawrence, Suzanne Star, Kirk Thompson, Wayne VanderHam

Board Members Absent: Sondra Cantrell, Donna Smith, Allen Schmiedicke

Guests: David Garcia, Earlene VanderHam

Wayne VanderHam asked for changes to the meeting minutes of November 18, 2002. . Earlene VanderHam said the following correction under Water had been submitted: Delete "This coming year spent \$12.7K on improvements...". It should read, "This past year we spent \$12.7K on improvements..." Cooke moved and Star seconded minutes be approved with the correction. Motion carried.

Wayne VanderHam asked the Board how they wanted the minutes presented. He read from Robert's Rules what officially needed to be included in minutes. Lawrence recommended that dates (year) should be presented in four numbers - i.e. 2003. Star recommended that the names of Board Members voting no or abstaining on motions be noted in the minutes.

Star questioned why Earlene VanderHam was taking the meeting minutes because Smith was secretary. It was brought out that in the September 2002 meeting the Board voted on paying \$25.00 each meeting for some one other than the secretary to take the minutes every month. Star noted that there has been no follow-up clarifying who was selected for the paid position (\$25 per meeting) of taking minutes, which was initiated in the Sept 2002 meeting. She suggested that it be noted in the next newsletter that Earlene VanderHam has accepted the position and that Donna Smith is the appointed Secretary for the Board. Lawrence brought out that the By-laws provide for the option to appoint non-Board members to perform special duties.

### **Treasurer**

The 2003 assessments have been coming in from the membership. Several people have taken the option of partial payments this year and have made note that they appreciate the opportunity to pay in partial payments. It fits better with their budgets. However, they have to remember that if the total amount is not paid by April 1, there will still be a penalty assessed.

All bills received are paid.

Outstanding delinquent accounts receivable totals are \$2,142.46 with the current year's fees. This represents two lots. The foreclosed member's total is \$1,242.46. Statements have continued monthly with an added 1.5% late fee.

There has been one new member fee received from Sandra L. Gogol, Lot 12 of Unit 6.

Garcia reported that we are unlikely to receive any of the delinquent funds for the foreclosed property. There has been a request from Board members that Garcia send a letter to the bank requesting this manufactured home be re-positioned on the lot to comply with association covenants.

### **Water**

Thompson reports that there is a water leak from system 1, in Unit 3...Trilobite, Hovenweep, Eohippus areas. He is still working on finding this leak. There was a water leak in the Aztec area, but it was fixed. A leak was also detected and taken care of at the site of an uninhabited house.

Thompson has asked Schmiedicke to give him a signed letter withdrawing his protest so he can finish up the co-mingle issue. The Conditions of Approval have been received from the State.

Garcia questioned point 7. of these Conditions: "The Permittee shall use the highest and best technology available to ensure conservation of water to the maximum extent practical." Thompson will get clarification. Garcia suggested Cook have Schoenfeld, the water lawyer, look at the wording of this point.

Wayne VanderHam received a call from a member saying he is not being allowed by the State to put in a septic system because of the large pumice field surrounding his lot. He is required to use the new gravity chlorinated system that is approved by the state.

### **Architectural Control**

No report

### **Roads**

Doub reports that with a mild winter thus far we have needed only 3 snow removals. Snow is melting and roads are beginning to thaw out.

Pete brought gravel to Hovenweep as per Bednar's request to help re-cover the water valves.

Doub is planning to have Hovenweep and Trilobite re-graveled this spring. Both have lost most of the road depth over the water lines. Parts of Los Griegos also need to be resurfaced. He will talk with Pete about the best method/material for this job.

Doub hopes to have some estimates for road improvements by next meeting for the Long Range Planning.

## **Legal/Covenants**

There was discussion regarding availability of water if Unit 9 is developed and included in the association.

## **Forest Service/Parks/Neighborhood Watch**

No report

## **Firewise**

Cooke showed the Board a plaque that was presented for recognition of contribution to the development of the National Firewise Committees USA program March 28, 2002. It is on display in the Sierra Los Pinos Fire Station. Another plaque can be viewed at the Walatoa Visitor Center/Forest Service Information Center.

The Firewise Committee has scheduled with the Forest Service and Sandoval County, 4 chipper days, the first one being March 15 at the Jemez Springs Ranger Station. The County will supply a “roll-off bin” and will haul it away when full. The next chipper day is scheduled at the LaCueva Fire Station on March 22; at the SLP Fire station on April 12; and, another at the Thompson Ridge Fire Station Meadow on April 22. The slash to be disposed of should be hauled to one of the chipping sites. There will be a flyer forthcoming to each SLP property owner and surrounding area residents explaining the details of the chipping days.

Wayne VanderHam read an e-mail from a SLP resident regarding thinning his property and some of the adjacent park area. Also, he asked if the fire pit could be burned more often. The burning of the fire pit is purely up to the Fire Department and Forest Service which includes many variables for burning, including fire restrictions at the time, wind, etc.

## **Long Range Planning**

Star stated the water situation and planning for the future needs to be addressed. Starr asked if Doub had heard from Miller, the engineer, regarding the subdivision roads. Doub has tried, but has not made contact as yet. He will work on it. Doub will get with Pete regarding the specs.

Star suggested that when the long range plan nears completion, that it will be given to the board for first review then public meeting(s) will be announced to introduce the options to the membership. Star still thinks the survey is a good idea; however she suggested that it should be developed after Board review and some public comment meetings.

She also asked for more info on The Mutual Domestic Water issue. Discussion on alternative funding to initiate long range plans needs to include special assessment vs.

increased dues vs. grants. Then the membership needs to be informed. Thompson said the Board needs to plan for getting the survey out in the next few months. Thompson said the water lines are in pretty good shape now. Long Range Planning will still need estimates for the future. Wayne VanderHam stated we probably need more water storage facilities.

### **Unfinished Business**

Star received a call from a resident complaining that he had not been regularly receiving a “hard copy” of the newsletter. There are still a few residents who need the “hard copy” because they cannot access it on-line. Wayne VanderHam stated he would see that they got copies every month.

### **New Business**

Thompson requested the monthly Board meetings be moved to a different day of the week. After some discussion, it was moved that the meetings be scheduled for Tuesdays in the future. Thompson moved and Star seconded. . Motion carried

Next regular Board meeting is scheduled for Tuesday, February 18, 2003.

Meeting adjourned 9:15 p.m.

