

Sierra Los Pinos Property Owner's Association
Board Meeting Minutes as compiled by Brian Reardon on July 23, 2003

Attendance:

Suzanne Star, Long range planning, web page
Marj Laurence, Treasurer
Kirk Thompson, water
Ann Cooke, president
Mark Doub, roads
Brian Reardon, Architectural control
Orlando Archuleta, resident with ACC request

Call to order at 7:22pm

May meeting minutes were not read but are posted on the web. Mark and Brian move to have the minutes read at the next meeting.

Orlando Archuleta presented his plans to build a car port attached to his home. The board as well as the Architectural Control Committee Chairman, Brian Reardon, approved Mr. Archuleta's plans. Ann tried, unsuccessfully, to convince Mr. Archuleta to run for the board. Mr. Archuleta pointed out that he already helps with the water and his help is greatly appreciated.

Ann started a discussion on elections for the board. Ann said there are 5 openings and thus 5 votes go to each resident. It was later pointed out that Brian Reardon does not have to re-run because he was already elected by the community. Thus, there are only 4 openings.

Architectural Control report:

Brian Reardon reported that Jeff Wheat of 1309 Los Griegos requested permission to place a tuff-shed style on his property. Brian looked at the property and approved the placement. Also, Greg Mechels of lots 3-4 Unit 4 requested permission to build. The request was denied because he was too close to the boundaries. Greg said he would look into changing the plans and/or combining the lots. Also, the building request of Tom Carter of lot 7a Unit 6 was approved. Also, the addition of the home of the Collier Family at 1574 Los Griegos was approved. (ACC report attached separately)

Treasurer:

Marj Laurence submitted the treasurer's report (see attached). As of 7/1/2003, Rick Gentry's Lot is the only outstanding account to the value of \$1338.44. There was discussion of what to do with the minimum late fee but the issue was not resolved. All accounts were paid. Marj needs help determining the names and contact information of new members.

Water:

Leak fixed at Shurter's residence. The resident was angry at Bednar for being on his property. Some valve boxes are too close to homes and should be moved to road. This is

especially true since isolation valves must be fixed even if near house. Mimbres Way has had many connections fail all at once. We need a policy: if we have leaks they must be fixed even if on private property. Pumps are currently at 100% and no known leaks are present. There is a controller issue on system 1 and the controller must be reprogrammed to adequately fill tanks. Plumbing in booster is not done. System 1 may still be leaking on Trilobite. The CCR has been done and posted. All will be mailed a copy of CCR. We need to file extensions of time needed to finalize water use until SLP development has finished. There has been not feedback on Bootzin dedication issue.

Roads:

Work started on June and will continue soon. Los Griegos/ Trilobite/ Hovenweep need work. Namely, they need backfill to cover utilities. Draining on Outliers Rd is not working because culverts are not installed properly, roads are too low, and water bars are only a temporary fix. Yellow tape is also showing on Aspen. Cost report from Engineering Inc. is attached. We need a list of communities that EI have helped. We decided that Phase I is worth pursuing.

Legal:

No report.

Forest Service:

No report

Long Range Planning:

Suzanne submitted a tabulated list of options for funding and their pros and cons. Such options include a 10% raise in dues every year, and 1 time increase, or a separation of water and road from the rest of the association (a formation of a mutual domestic). We would need grants to make many changes but the average income of the residents may preclude grants.

Firewise:

Ann and Brian reported that the most recent chipper day was a great success but we need help chipping in the future. Signs must be posted to stop slash dumping until the next chipper day. Ann will ask the forest service to clean up the area between SR4, FR10, and Trilobite. This is a very visible area and Mark and Ann must let the residents of Trilobite know what will be happening.

Meeting Adjourned at 9:36pm.

Brian Reardon, honorary secretary.