

A regular meeting of the SLPPOA was held March 19, 2003. The president and person taking meeting minutes were present. A quorum being present, the meeting was called to order at 7:15 p.m.

Board Members Present: Sondra Cantrell, Ann Cooke, Marj Lawrence, Brian Reardon, Suzanne Star, Kirk Thompson

Board Members Absent: Mark Doub, Donna Smith

Guests: Earlene VanderHam (meeting minutes)

It was requested that the meeting minutes of February 19, 2003 be read aloud. Cooke read the minutes and W. VanderHam asked for any changes. No changes were noted. Star moved and Cook seconded the minutes be approved as presented. Motion carried.

W. VanderHam read an e-mail from Allen Schmiedicke, Architectural Control, that he was resigning from the Board as of February 24, 2003. Reardon will fill this position.

### **Treasurer**

Lawrence reported that as of March 19, 2003 the LANB account balance is \$48,289.68. She asked that everyone be reminded that March 31 is close and outstanding annual fees will be assessed a \$15 late fee for the three months since the fee was due. This is \$5 per month for January, February, and March.

The total outstanding accounts receivable is \$17,712.62. This includes two outstanding delinquent accounts receivable. Cooke asked if a statement should be sent to property owners reminding them they still have a balance that is due March 31 and there will be a late fee of \$15 assessed after that date. The Board agreed that a statement should be sent and Lawrence said she would get them out.

VanderHam and Lawrence worked on the taxes and Lawrence said they had been mailed. VanderHam and Lawrence will be meeting soon to review the books. There are a few things to learn about how QuickBooks handles certain types of transactions.

Lawrence reported that one refund check had been received from Valor, however, it was not for the full amount. Valor still owes SLPPPOA \$11.64. She has called Valor and requested an itemized statement.

VanderHam said he had talked to John Bootzin regarding the sale of Harwood's property. Mike and Gina Fisk are the new owners and the property closes March 20, 2003. Lawrence asked if they were aware the 2003 fees had not been paid. The title company should include these at the closing.

VanderHam reported that the problem property in foreclosure has not yet been foreclosed on by the bank so the Association cannot bill the bank for the assessment fees. They are still owed by the property owner.

### **Water**

Thompson received papers from OSE (Office of State Engineer) and gave them to Legal. He said Schmiedicke withdrew his protest, and the pending application will be remanded to water rights for action.

However, the OSE said there are still a few matters concerning the application that need to be resolved. They are the issues concerning the dedication of water rights and land retired from irrigation from said dedication. Bootzin was supposed to sign the Dedication of Water Rights which he has never done. Bootzin needs to fulfill his part because this needs to be cleared before the State can issue a permit to SLPPPOA. Thompson has spoken with Bootzin and he has agreed to take care of the matter. Cooke said she would see that Schoenfeld, the water lawyer, gets copies of the information from the OSE.

Thompson said there is still a leak from system 1 in Unit 3, but the weather will have to clear before he will be able to find it. He also stated he is going to finish the lines to the booster station. Kennedy is paying Corn to rake out and Thompson will reseed.

### **Roads**

No Report.

In an e-mail to VanderHam Doub said to let him know if he's needed for chipping duty.

Lawrence asked if there had been plowing this last week. Thompson said that Cerro Palado was very bumpy and it is going to require grading when the weather breaks.

### **Architectural Control**

No Report.

Reardon asked what his duties were in conjunction with being Architectural Control Chair and VanderHam explained the normal procedures to be followed for architectural control. Discussion followed with the Board members making suggestions to Reardon for performing his duties as Architectural Control Chair.

Star asked what was going on with Gentry and VanderHam

### **Legal/Covenants**

Cooke consulted with Garcia regarding a pending legal problem.

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

Cantrell reported that the Forest Service will be burning because of the favorable conditions. Cooke gave Cantrell the name of the new contract at the Forest Service, Ron Gallegos.

### **Firewise**

Cooke reported that the Forest Service can't burn around SLP because they had contracted the wood out. They said they will take care of getting rid of the wood sometime this year. Thompson said they should burn the piles because we don't want people coming in to pick it up. Some of the slash piles have been there for three years and are close to homes. Forest Service said that when the snow goes away, they will burn.

Cooke said the chipping day held March 15 had lines of trucks waiting. Plans for the chipping at La Cueva Fire Station are being changed as the Fire

Chief said the Fire Station couldn't be used. There was no room for emergency vehicles to respond if the chipping operation was set up there. Several options were discussed and the solution is that chipping will take place at the Jemez District Ranger Station in Jemez Springs on Saturday, March 22. Chipping cannot be done by the Forest Service on private property, it has to be on government property. Also, the area to be used for chipping at the Fire Station in SLP will be cordoned off. Star said she had added the chipping information to the web site.

### **Long Range Planning**

Star said VanderHam will need all the Long Range Planning information before the September annual meeting.

Roy Miller, civil engineer, is not responding with information on Roads. She asked if anyone knew of another civil engineer that could help. It was mentioned that Pete Meskimen might have an engineer contact for this area. Star said that Roads, [and alternative funding option review](#), ~~was~~ were really the only hold up with the Long Range Plan right now.

VanderHam asked Cooke if she had reviewed the Bootzin letter regarding Unit 9 as he would like to get it ready to mail. Cooke said she would like Garcia to review the letter before mailing.

[Star brought up the issue with the Mutual Domestic Water Co-Op idea and asked whether any investigation has been done with the attorney.](#) Cooke ~~mentioned the Mutual Domestic Water Co-op and~~ said the Board has to be involved. Cooke wrote it up. Star said we should be able to see what filing options are, i.e. per capita income might play a role, also, will SLP properties need to be metered, etc. To pursue any type of [grant](#) funding, we would have to prove need. We need to have [funding](#) solutions for [long range planning plans](#) before ~~going in~~ [introducing the plan to the community.](#) Star needs Board input. Cooke said that in applying for a grant, the SLP water system would have to become a public municipal entity. Also, we need to pass this by David Garcia. We need to look at and weigh all the pros and cons and be ready to answer any questions asked by residents.

Katie Watson has been working with Starr on the [funding options and](#) water [rights](#) but we will probably turn it over to our attorney or find a water

broker to help. Thompson said Legal should also take a look at it. Cooke will have Legal look at it and get back to Star.

Star said ~~she and Smith~~ that the goal of the long range plan being constructed by her and Smith, is need to address all issues, past and expected future situations that will impact the association's future budget planning. they can think of to include in the Long Range Plan. W. Vanderham suggested that some of the planning ideas would be inappropriate for our small association, however, Thompson suggested and Star agreed that the association needs continue to become more complex and those needs should be considered. It was asked what happened to alternative funding? Star suggested that infrastructure improvements could exceed ~~We're probably looking at~~ \$1/2 M to \$1M. She also suggested that another membership meeting should be called to gather further input from concerned residents and thereafter the board should fine tune the plan before introducing it to the entire membership ~~Do we need a membership meeting with the Board before taking the Plan to the Annual Meeting?~~

### **Unfinished Business**

Star said the Sandoval County Animal Ordinance has changed. Our contact on this matter is George Griegos at 771-7181. SLP presently has a couple of problems with roaming dogs, and anyone encountering this problem should call Griegos. He will talk to the owners regarding the complaints and if need be, trap the roaming animal.

~~The new Ordinance is going before the Sandoval County Council and~~ Star suggested a letter to them from the Board showing the Board's support. Star said she and another resident will be requesting a place on the County Commissioner's agenda sometime in the future to present personal concerns and if agreed upon, board support for more help from County animal control in SLP. ~~She asked if the board would be interested in getting on the Council's agenda to present this letter.~~ Some members of the ~~The~~ Board was/were in agreement. Star will submit a letter to board members for review, before the next meeting.

There was much discussion that ensued on this problem and it was suggested that residents try to work out problems among themselves by talking.

### **New Business**

None

VanderHam said he would be out-of-town for six weeks beginning April 7. Cooke will be presiding at the April meeting.

Next regular Board meeting is scheduled for Wednesday April 16, 2003.

Meeting adjourned 9:05 p.m.