

SLPPOA Minutes

October 2007

Meeting called to order at 7:18 p.m.

Meeting adjourned at 9:34 p.m.

Board Members Present: Ann Cooke, Brian Reardon, Bonita Eichorst, Kirk Thompson, Sandy Partridge, Jeff Erickson, and Jessie Ross.

Board Members Absent: Dave Schmitt, Judy Hobart, and Greg Galazin.

Business:

Reviewed and approved minutes with latest edits from the August 14, 2007 meeting and Annual SLPPOA meeting held September 8, 2007. Jessie motioned for approval; Sandy seconded motion.

The following were selected as officers and/or chairs:

President: Jeff Erickson. Ann motioned for approval; Sandy seconded motion.

Vice President: Ann Cooke. Sandy motioned for approval; Jeff seconded motion.

Secretary: Jessie Ross. Ann motioned for approval; Brian seconded motion.

Treasurer: Brian Reardon. Ann motioned for approval; Jessie seconded motion.

Infrastructure: Kirk Thompson with Bonita Eichorst. and Judy Hobart elected as committee members. Jessie motioned for approval; Bonita seconded motion.

Architectural Control: Sandy Partridge. Jessie motioned for approval; Jeff seconded motion.

Legal: Ann Cooke. Brian motioned for approval; Sandy seconded motion.

Parks: Sandy Partridge. Jessie motioned for approval; Ann seconded motion.

Firewise: Ann Cooke and Brian Reardon. Jessie motioned for approval; Jeff seconded motion.

The Board has been unable to contact Greg Galazin concerning his position on the Board. Due to lack of attendance Bonita motioned to remove Greg from the Board; Ann seconded motion. Ann then motioned to have Judy Hobart serve on the Board; Bonita seconded motion.

The use of a community management company was discussed to address concerns and inform new Board members. Concern was expressed over the cost of doing business with Canyon Gate as well as not examining other options/companies. Brian informed the Board that another company had been contacted. This company would charge the Association \$200/month for services. However, Brian was concerned that the cost would rise as additional services were requested. Brian also felt that the Demand and Lien letter were not punitive enough. Second company was not as responsive to inquires and questions as Canyon Gate. Additional concerns over the use of a community management company included the question of obtaining money from Canyon Gate by Board, the request that Canyon Gate send out receipts to Board, and the question of financing \$600/month Canyon Gate fee by amortizing over all lots. Brian informed that Board that SLPPOA bills would be mailed directly to Canyon Gate. Further discussion will be held with Canyon Gate concerning

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how they will finance the \$600/month fee. Kirk motioned to move forward with hiring Canyon Gate; Jessie seconded motion.

Committee Reports:

Treasurer: The P&L statement for September 1, 2007 through October 10, 2007 was presented to Board; Two new members to SLPPOA; The Associations electric expenses were the largest expense; Canyon Gate will be contacted to finalize a contract and a mailing will be done to inform SLP members.

Water: Unit 9 is not currently an issue for SLPPOA; System 1 issue isolated by Bednar at Hovenweep pump, believe check valve is malfunctioning. Bednar will install above ground check valve. During repair System 1 will be shutoff, email will be sent out prior to shutoff. Nancy Cunningham has been contacted once again concerning permit. The next step will be a letter; Concerning operator status, Bednar's certification has expired. Board had previously offered to pay for travel miles, hotel and half the cost of re-certification classes. Board currently willing of pay travel miles, hotel and full cost of re-certification.. If terms accepted the Board will request an updated contract with operator; Jens Peterson will need to be reimbursed for trenching, cost of pipe and time.

Roads: Los Griegos and Cerro Pelado culvert will be buried at both ends for the winter. Repairs to the culvert will be addressed in the spring; The end of Los Griegos still needs to be repaired; Kirk will talk with additional contractors to attempt to finish current roads projects before winter; Erickson potentially has a new snow cat for winter work; Fill was requested for the portion of Trilobite Trail located in front of the Nolen residence.

Architectural Control: No new activity.

Legal: Concerns over right of way by Ashley Lane have been discussed with the SLPPOA lawyer and the Forest Service. Currently there is no information from the lawyer. According to the Forest Service the gate is not an issue as long as it is not locked and that to be polite the gate should be shut if it is opened. Ann will contact the county concerning easement issues.

Parks: No new activity.

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Firewise: The second Firewise grant will be ending soon. There is approximately \$53,000 of the grant still available (\$7,000 of that is marked for work to be done). The money will not be available at the end of the year; Firewise request for SLPPOA donation to aid Firewise in paying for liability insurance. SLPPOA will offer to pay insurance renewal cost of \$300, specifics will be decided at a later date.

New Business:

A question was raised concerning if SLPPOA has a chipper. The Board was informed that Firewise has splitters for use but not chippers.

The next meeting will be held November 14, 2007 at 7:15 p.m. at the SLP Fire Station.