

Minutes from SLPPOA Board Meeting, April 9, 2008

Board Members present: Kirk Thompson, Jeff, Erickson, Ann Cooke, Dave Schmidt, Brian Reardon, Bonita Eichorst

Board Members absent: Judy Hobart, Jessie Ross, and Sandy Partridge

Guests: Joe Brophy, Ruby O'Rear, Jan Souter, and Suzanne Star

Meeting called to order at: 7:24 pm

Business:

Bonita motioned to approve the minutes from the March 12, 2008 meeting and Ann seconded the motion; all board members were in favor.

Suzanne Starr gave the board an update on the status of the "No Trespassing" issue on FR134 put in place by Bob Hotchkiss, private owner. Suzanne and Eleni Fredlund have contacted the "board attorney" and he has stated that he will not give any free time nor was he available until May. Suzanne and Eleni elected to meet with another attorney, Brad Hays (Corrales). He would not provide a free consultation, but he did agree that there is enough substantial evidence to justify an easement. He reviewed the proposal letter and gave a few suggestions which have been incorporated. He recommended the letter be sent as Step 1 in the process. Suzanne said that he stated time is of the essence and we should move forward. The board agreed and discussion was made that the letter would request a response from the property owners (Bob Hotchkiss, et al) respond by May 1. Ann moved to get the letter out and Brian seconded the motion; all were in favor. Brad Hays suggested that step 2 could be to put up a gate on our west property boundary where Ashley Lane meets FR 134; the outcomes of doing that were discussed. Kirk Thompson questioned if we (the board) are willing to pursue legal action. Suzanne suggested pulsing the property owners to see if any would be willing to donate funds for legal fees. Suzanne said that her and Eleni have spent ~ \$325.00 pursuing this issue; \$250.00 were from the legal consultation.

Ruby O'Rear and Jan Souter discussed the issue of the water system and the need for a mutual domestic water system. Ruby said they would be willing to do the public relations and the research on the best option. Currently to have a meter installed it would cost an estimated \$2000 per property owner. Ruby contacted Diane Clark from Ponderosa and Diane recommended that SLPPOA get a loan for the equipment that would be necessary for getting a mutual domestic system in place. The board did not think that was within the by-laws. Ruby and Jan also asked for the names and addresses of the property owners so they could contact them to find out who has interest in move forward with this. Ruby and Jan said they would like to put together a petition to see how many property owners would be interested. Ann assured Ruby and Jan that she would get them the names and addresses of the property owners. It was discussed that according to the by-laws, at least 2/3 of the association must vote in favor of a public water system and bylaw changes in order to move forward on a mutual domestic system.

Kirk shared some concerns about the need for an preliminary engineering study and the costs that would be involved with having one done.

Committee Reports:

Treasurer's Report: Brian presented the February statement from Canyon Gate. He also stated that there was \$5,000 paid out, since then, for water and roads.

Water Report: Kirk reported that the booster station repair was probably going to be around \$5,000.00 and we now have a brand new motor at the system 2 booster station. A new baseboard heater and GFI outlets were also installed, but higher up from their previous location. Kirk reported that a new check valve was also installed in the Hovenweep pumphouse. Kirk reported that there has been a leak reported at the Marlow house, but it is past the associations' water shutoff valve so it is the property owner's responsibility, not SLPPOA's.

Kirk reported that Don Bednar will no longer be the Certified Water Operator effective March 31, 2008. Joe Brophy offered to make contact with Roy Spencer to find out if he would be interested in being the Certified Water Operator. Dave Schmidt agreed to get certification and be the back-up operator.

Kirk also gave a status on the level controller and is working with Jeff Wheat to fine tune the control algorithms.

Roads Report: Kirk reported that Dan Erickson needs to do some culvert work and possibly some grading. Dave Schmidt suggested that property owners be responsible for their own culvert.

Architectural Report: None

Legal Report: Bonita made a motion to reimburse Suzanne Star and Eleni Fredlund for the attorney/legal fees they have incurred as a result of the FR 134 access issue. Kirk seconded the motion and all were in favor.

Parks Report: None

Firewise Report: Ann has drafted a letter to the property owners making them aware of the chipper days scheduled to start May 31, 2008. Ann would like to see a statement added to the letter about the culvert policy. Jeff asked to add a paragraph to the association with regards to their use of FR 134 and get feedback from the association members.

Meeting adjourned at: 9:05 pm

Next Meeting: May 14, 2008