

## SLPPOA Minutes

January 2008

Meeting called to order at 7:25 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

**Guests:** Dan Erickson, Jeff Eichorst, Mike Karns and Jan Sutter

### **Business:**

Reviewed and approved minutes with latest edits from the November 14, 2007. Jessie motioned for approval; Ann seconded motion; Minutes were approved with one abstention.

#### *Snow Removal:*

Mike Karns addressed Board with questions concerning snow removal and berming driveways. Dan Erickson commented that during a recent snow storm he was out of town and had an alternate plowing in his absence. Due to inexperience and miscommunication there were issues with the snow removal and berming of driveways. Dan did return to address these issues right away.

Bonita Eichorst had additional questions and points of clarification concerning snow removal. Dan and Jeff Erickson clarified for the Board and Guests that in the past Dan had plowed when there was 6 inches of snow accumulation on the roads and that each plowing costs the Association \$1000. Dan agreed that in the future he could start plowing at Los Griegos when there is 3-4 inches of accumulation. To increase communication between the Infrastructure committee members (Bonita, Judy and Kirk) Dan will leave contact numbers with all members of the committee and will also email the committee when he is out of town.

At the time of the meeting Dan informed the Board that all roads had been plowed.

#### *Canyon Gate Real Estate Services:*

Jan Sutter addressed that Board on behalf of a few Association members concerning the hiring of Canyon Gate. The Board informed Jan that prior to hiring Canyon Gate there were many discussions among Board members at Board meetings, which are open to all Association members, as well as at the SLPPOA Annual meeting in 2007. All Board meeting minutes are posted electronically on the SLPPOA website.

Most associations use a company, such as Canyon Gate, for stability, to address legal issues, accounting issues as well as to have consistency. The contract with Canyon Gate is a year to year contract. A statement of budget can be obtained through Canyon Gate by request.

Brian Reardon also addressed technical questions concerning the possibility of using Canyon Gate to aid SLPPOA in setting up a reserve account for future infrastructure improvements. There was a mention that the State of New Mexico may be considering regulations on home owner associations. Canyon Gate will keep SLPPOA informed with regards to the potential regulations. More information was posted on the SLPPOA website the beginning of January and can be viewed by any Association member interested.

Jan suggested that the contract with Canyon Gate be posted on the SLPPOA website. Brian will discuss with Canyon Gate and if permitted the contract will be posted.

*SLPPOA webpage:*

SLPPOA Minutes

January 2008

Meeting called to order at 7:25 p.m.

Meeting adjourned at 9:34 p.m.

Jan would like the Board to discuss changing the wording on the SLPPOA webpage:

**"What you ought to know before moving into SLPPOA**

SLPPOA makes *no guarantees* on water availability or quality, electric or telephone service, accessible or safe road conditions, or prompt emergency or fire response. Check with your realtor, the seller, or call a board representative to familiarize yourself on the association issues and fees *before purchasing.*"

The Board mentioned that certain items must be legally posted. To better serve the Association the Board is interested in trying to better notify members of important information and would appreciate any suggestions. Currently the Board uses the webpage and occasionally posts information on the mail boxes located along State Road 4. Board meetings are also open to any Association member.

*Water Operator:*

Jeff Eichorst expressed interest in taking over the water operator position if needed. Currently the Board needs more information to better address the issue of a certified water operator. Specifically the Board needs information on cost and certification requirements. Jeff Erickson mentioned that Orly Archuleta is currently certified and could provide Bonita and the Infrastructure committee with the needed information. The Board greatly appreciates Jeff Eichorst offering his services.

**Committee Reports:**

**Treasurer:** The 2007 taxes have been completed; The December 2007 Net Income will be negative due to the transition over to Canyon Gate. In order to have a clean transition accounts receivable were written off as bad debt.

**Infrastructure:** Bonita talked with a co-worker who was familiar with mutual domestic issues and raised concerns for the Board to consider. No decisions have been made nor have steps been taken to pursue becoming a mutual domestic; There were 2 leaks fixed in January. One leak was 8 feet down on Hovenweep Loop. Emergency slip/compression couplings were installed. There was also a leak at a personal residence; A check valve has been installed at Hovenweep pump-house with new plumbing; Kirk Thompson is working with Jeff Wheat in Florida to address the issue with the System 1 & 2 level controllers. A new level controller was designed and built for approximately \$600. The new controller adds more control over thresholds and the Board will have access to the source code; Hoffeins paperwork handed off to Kirk to change designators; Tom Carter has been plowing Los Griegos to Forest Road 10. Jessie Ross will draft a letter of thank you.

**Architectural Control:** No new activity.

**Legal:** No new activity.

**Parks:** No new activity.

**Firewise:** The 70/30 Firewise Grant ended December 31, 2007. In the future a Community Wildland Protection Plan (CWPP) for Sandoval County will be needed to be completed for future Firewise grants.

**New Business:**

The next meeting will be held February 13, 2008 at 7:15 p.m. at the SLP Fire Station.