

SLPPOA Minutes

June 2008

Meeting called to order at 7:21 p.m.

Meeting adjourned at 9:05 p.m.

**Board Members Present:** Jeff Erickson, Dave Schmidt, Brain Reardon, Judy Hobart, Kirk Thompson, Sandy Partridge, Bonita Eichorst, & Jessie Ross

**Board Members Absent:** Ann Cooke

**Guests:** Kay Karns, Mike Karns, & Suzanne Star

**Business:**

Judy moved to approve the minutes from April 9, 2008 meeting and Sandy seconded the motion; 7 board member approved motion and 1 abstained (Kirk Thompson).

Jessie motioned to amend the approved minutes from April 9, 2008 to include comments from Kirk and Judy seconded the motion; all board members approved motion.

**Committee Reports:**

*Treasurer:* The April financials presented, \$7539 spent. 17 Association members are still delinquent on their dues. Treasurer requested water meter readings for April through June 2008. These readings are needed to determine taxes.

*Infrastructure:* The Water Rights Transfer is done and recorded with the County Clerk.

A final version of the contract for the Certified Water Operator will be presented to Orlando Archuleta. The contract will be for \$3000 per year. Jeff will call the Board's insurance company concerning coverage for a Certified Water Operator. Orly agreed to continue taking samples down to Los Alamos.

The water project list is still in process.

Kirk reported that System 1 has a leak that has not been isolated. The level controller for System 1 will be installed in June 2008. The level controller for System 2 is working.

There is a new level controller design in progress that will monitor the overflow on the booster tank. There will be a beacon that will flash on the outside of the booster station if there is an overflow and pumping will also stop until the condition is corrected. There will be a "NOTICE" sign with a phone number listed to call if the beacon is illuminated. An additional pump tech unit needs to be purchased. Two units have been cleaned and are functioning.

A level controller for Hovenweep needs to be built. The cost of the newly built controller will be approximately \$1000.

No information has been received from O'Rear or Souter on the "Forming a Water Utility" research they were doing.

Water information needs to be archived. The information could be posted on the Sierra Los Pinos website server and hardcopies and digital media will go in the storage shed and secretary box.

Grading on FR 10 completed by County but the culvert near the top of FR10 near State Road 4 is still an issue. Dan Erickson has been trying to contact the County to have additional work done. No success so far.

*Architectural Control:* Sandy gave a verbal okay for the owners of Unit 4 Lot 6 to proceed with a fence.

*Legal:* The Board was given an update on the issue of access to FR 134 via Ashley Lane. At the time of the Board meeting there had been 3 responses to the initial letter. Two of the parties notified did not respond by the due date. A follow up demand letter was sent with a draft access agreement. The deadline to receive responses to the demand letters is June 30, 2008. A draft petition was presented to the Board. The final petition will be posted on the Sierra Los Pinos website.

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The owners of Unit 7 Lot 14A presented information to the Board concerning a water tank Bob Bootzin is in process of installing for Unit 9. Unit 9 has not been accepted by the Association. There is a concern over property boundaries. The Board recommended the property owners contact the County Clerk's Office to have setbacks and easements determined for their lot. If necessary the Board recommended filing a complaint with Construction Industries Division of the New Mexico Regulation & Licensing Department (CID).

The Contrell insurance policy has been submitted.

The Board received documents pertaining to the Pueblo water suit. The documents will be passed to the Legal chair. The Board needs to determine if this suit needs to be addressed.

*Parks:* The parks budget is approximately \$2700. Most of the Park's budget will be used to pay for chipping around the Association done during Chipper Days. Sandy found park benches she'd like to order for Black Bear Park they cost approximately \$300.

*Firewise:* No report.

**New Business:**

Jessie volunteered to fill the Election Committee Chair for 2008 elections. Terms for Kirk Thompson, Brian Reardon, and Sandy Partridge will need to be filled.

Judy presented information on Park & Ride. The information will be posted on the Sierra Los Pinos website.

The next meeting will be held July 9, 2008 at 7:15 p.m. at the SLP Fire Station.