

December 10, 2008
Board Meeting Minutes

Present: Hobart, Schmitt, Brophy, Cooke, Tatum, Star, Eichorst, Erickson
Absent: Ross

Minutes of the November meeting approved.

Sumner Dean resigned mid November. Ed Tatum, alternate board member elected at the September annual meeting, stepped in to replace vacancy left by Dean.

The 2009 dues will be \$531.00 (this is a 10% increase over last year).

Eichorst reported that Canyon Gate has over promised and under delivered; they have not responded to any requests over the past few weeks and that she has not received any documentation they agreed to deliver. She was told that they have assigned yet another accountant to handle the SLP bookkeeping, but this is the fourth since Canyon Gate was hired. Eichorst recommended that the association consider looking for a new bookkeeper. One possibility she mentioned is a firm out of Phoenix. Tatum volunteered to look into some firms in Albuquerque. Eichorst also had a recommendation of a Los Alamos accountant that she would contact. Eichorst would like to have all the recommendations for review by the Jan meeting. Erickson suggested that we give Canyon Gate an opportunity to get their act together, but in the meantime he would review the Canyon Gate contract terms to ensure there is no termination liability. Schmitt suggested writing a letter outlining the complaints, but Eichorst stated that both she and Erickson have already been through the complaint process and that it would be a waste of time.

No further information was available as to where we stand on the billing process, and Cooke suggested that the dues need to go out in a timely fashion and if we receive no cooperation from Canyon Gate, that a few board members could prepare the mailing and have it sent in early January. Star offered to create an invoice in the event the board needed to take action on the billing.

Decisions on the final budget allocations were postponed until the financial statements could be reviewed more thoroughly. A budget will be drafted and ready for the next meeting. Present financial standing with Canyon Gate is unknown, however the reserve budget has approximately \$36,000 and Eichorst will use this account to make payments until the situation with Canyon Gate is resolved.

Brophy presented invoices for maintenance and operations services on the water system. He reported that SLP has many issues going on with our system and that the water committee is preparing and quantifying a list of repairs, replacements and upgrades, which he expects to be ready to present to the board in mid January. He suggested a special board meeting to discuss the findings and recommendations of the water committee and that the board would be sent the package in advance. Brophy also briefly reviewed the NMED Sanitary Survey which was conducted first week in December. Schmitt, Star and Archuleta were in attendance during the inspection. Notes from the meeting will be posted on the website. The final report is expected back within 30 days, and the special meeting date will be determined after the report has been received and reviewed by the water committee.

Discussion ensued regarding a contract for maintenance and operations services being performed by Brophy and Schmitt. Eichorst voiced concern about board members receiving compensation and compliance with the Bylaws. It was discussed and decided by the board that the services being performed by Brophy and Schmitt are outside their normal duties as board members. Cooke motioned and Hobart

seconded to approve payment of \$30 per hour for maintenance and operations services on the water system as long as it is verifiable and log records are provided with invoices. A contract will also be initiated. Six board members present voted in favor of the motion, Brophy and Schmitt abstained.

Hobart stated that Erickson will not be doing snow plowing for the association this year. She made a number of inquiries to find another contractor. Meskimin was already contracted with another association. Dave Raue offered a proposal for the 2008-2009 seasons with a \$5,000 min to \$10,000 max retainer, which would ensure we were top priority during the season or \$1,000 per plowing but that we would not have priority status but we would be serviced as quickly as possible. Eichorst recommended a resident in SLP that has a truck and plow that might be able to be contacted. Schmitt suggested that the resident's vehicle would probably work in 6" or less but that moving 18" or more would require heavier equipment. Cooke suggested we consider opting for the \$5,000 initial commitment from Raue and then \$1000 per plowing. Schmitt suggested that we need to get a commitment from Raue as to his response time. Hobart agreed to talk with Raue about the board concerns and also follow up with the SLP resident as a possible backup.

Tatum agreed to take over the parks responsibility. He will contact Sandy Partridge about the park benches.

Cooke stated that the forest service is shutting down Sulfur Flats for chipping waste. She commented that possibly the county might be investigated to provide chipping services. She also reported that there was a \$96,000 grant available for thinning but how it was going to be divided between counties was unknown.

Star reported that the Ashley Lane lawsuit was making progress. She suggested that the Erickson road permission letter has been too long delayed and that we need to resolve this issue.

Next meeting: Jan 14, 2009

Meeting adjourned 9:45