

## SLPPOA Annual Meeting Minutes

September 12, 2009

Meeting held at Sierra Los Pinos Fire Station

Meeting called to order at 2:05 p.m.

Meeting adjourned at 5:15 p.m.

The meeting was called to order at 2:05 p.m, after the potluck, by President Jeff Erickson.

Secretary, Jessie Ross, read the Annual Meeting Minutes from the September 2008 meeting. Judy Kilburg motioned to approve the minutes as read and Jessie Ross seconded the motion and the motion was approved.

### **Presidents Report (Jeff Erickson)**

Jeff Erickson began the meeting by briefly discussing the new management company, Carol Rickets and Associates (CRA), and introducing Micheal Franciosi, our portfolio manager. The current Water Operator, Lacy Matrinez, was also introduced to the attending membership. Erickson also informed everyone that new water system regulations would take effect in December of 2009.

Other updates given by Jeff Erickson included the new insurance carrier which was chosen because they offered more coverage at a reduced rate; the new blog site that can be accessed via the Sierra Los Pinos (SLP) website ([www.slppoa.org](http://www.slppoa.org)). The blog can be used by residents to voice concerns about issues facing the membership; and the Board's desire to conduct business in a more formal manner which will include requiring insurance for contractors.

Board members being recognized for their service to the membership included Ann Cooke who served for 15 years, Jessie Ross who served for 3 years, and Judy Hobart who served for 2 years. Additional volunteers to the Board and membership where also recognized including Mike Gurley and his father, Arlin, for their work on the Hoven Weep well house. Eleni Fredlund was also recognized for her work on the Ashley Lane access issue.

Jeff Erickson also asked for future volunteers and stressed the importance of getting work parties together for future work on the water system and roads. By having the membership step up will save the Association money. There is also a need for volunteers to do filing, calling and letter writing. Anything that the membership can do to assist the Board is greatly appreciated. You don't have to be on the Board to volunteer.

### **Financial Report (Suzanne Star)**

The financial report was given by the Board Treasurer, Suzanne Star. Currently we have not exceeded our budget for 2009 and there is ~\$27,000 left in our reserve account. Funds are also still available for snow plowing this winter. Suzanne Star also presented visuals to show where money is being spent to

date: Water 40%, Utilities 19%, Management Fees 14%, Legal 12%, Administrative 5%, Insurance 4%, Property Tax 0%, and Parks/Firewise 0%.

A question from the floor was asked concerning where money for roads will go if it is not used by the end of 2009. Any funds left over from 2009 will roll over into the following year's budget and the new 2010 Board will determine how that money will be allocated. Concern was also voiced about management company fees.

Information concerning delinquencies was also presented. We are down to 2 members that have not paid their 2009 dues; this is down from 12 delinquent members. Any members not able to pay their dues in full or experiencing financial issues should contact the Board and Carol Ricketts and Associates (CRA) to work out a payment plan. Legal action will be taken by CRA if members do not pay.

### **Carol Ricketts and Associates (CRA) Report (Micheal Franciosi)**

An overview was presented of the collections and delinquencies process for members that do not pay their dues. A late statement is issued followed by a certified demand letter. If dues are still not paid a lien is placed on the property and legal action is taken through the Sandoval Management Court. Micheal Franciosi wanted the membership to know that Carol Ricketts and Associated (CRA) is understanding of financial issues members might be facing and is willing to work with owners. Most delinquencies in Sierra Los Pinos (SLP) have been dealt with. A suggestion was made that services be turned off to vacant houses. The SLP attorney has mentioned that services can be turned off to delinquent members based on the bylaws. This action has not been taken on any current delinquencies.

Beyond delinquencies Carol Ricketts and Associates (CRA) works at the direction of the Board. They deal with paying vendors and contractors and can handle all membership mailings.

Micheal Franciosi also informed the membership that our common property taxes should decrease.

### **Roads Report (Jeff Erickson)**

Currently the Roads Board position is vacant. Jeff Erickson did inform the membership that quotes for major repairs to the roads were around \$200K. The quote for base course from the LaFarge contractor was \$29.50 per ton which would amount to \$750 a load. In some areas where the road is less than 12 inches the cost would double or triple.

A question was asked concerning any repairs that might be done before the snows come. There was concern expressed that some roads may be impassable due to current road conditions that would be compacted by snow pack and ice. The Board strongly stressed the need for someone to step up and help with the vacant roads position.

### **Legal Report (Suzanne Star)**

Suzanne Star informed the membership that the Ashley Lane access issue had been settled through mediation. Recognition was given to Suzanne Star and Eleni Fredlund for their tireless dedication and work on this issue.

#### **Architectural Control Report (Jeff Erickson)**

This position is currently vacant. Jeff Erickson did inform the membership that a house addition and cement pad had been approved.

#### **Parks Report (Jeff Erickson)**

Park benches were installed at the park off of FR 10. The equipment was also painted yellow. The Board wanted to thank Ed Tatum for getting the benches installed and equipment painted.

#### **Firewise Report (Ann Cooke)**

Ann Cooke reported that this has been a slow year for the Firewise program. There were no grants but more are becoming available. Currently the Cuba Water and Soil District is getting most of the money. Future grants will be at the 30/70 split. Two properties were thinned. Curbside chipping was not available this year due to funding. However, chipper days did take place at the fire station and were successful.

#### **Water Report (Mark Stanley)**

Mark Stanley reported on the water system and informed the membership that the number one priority was to find and fix leaks. The current leakage rate is considered very high, 28,800 gal/day. Kirk Thompson recommended looking into a return flow credit from the State. New tank monitors on both systems allow for more accurate information provided by a satellite uplink and 24/7 access via the internet. The monitors report six times per day.

As a result of the Sanitation Survey conducted earlier this year the Board and other volunteers have been addressing issues of contamination, accidental damage and new regulations. Vents, cement pads and bollards were installed to address contamination and accidental damage concerns. System 2 tanks were also inspected. There is a crack in the fiberglass tank but the tank is considered to be in good condition, it was vacuumed and painted. The metal tank is rusting however, the wall thickness is considered good. Periodic monitoring of the tanks was recommended.

There was an explosion at the Hoven Weep pumphouse earlier this year. There were no injuries. However, the pumphouse was severely damaged and required extensive repair and upgrades including reconstruction upgrades, a new electrical system, and an easy access roof structure design.

Mark Stanley also presented information on the Water Committee and future special meeting assessments. The Water Committee held several meetings in 2008 and 2009 to discuss key water issues and where to target money. Critical issues discussed included finding and fixing leaks (this is in process), addressing New Mexico Environment Department (NMED) regulatory deficiencies (this is in process),

replacing the old Hoven Weep well (the permit for this is in place; projected cost of \$30,000), installation of household meters (issue pending; projected total cost of \$250,000), installation of flow meter devices for mainline monitoring (issue pending), and road fill for surfacing pipes (issue pending).

Suzanne Star added that household meters are strongly needed to detect leaks and for conservation and contamination prevention. Household meters would also aid in developing a water system reserve that could be used for future upgrades and maintenance to the water system. The estimated cost for household meters is \$1600 per household and the projected water revenue from the meters would be ~\$65,000.

## **New Business**

### **Stimulus Funds (Suzanne Star)**

Suzanne Star began searching and applying for stimulus money in March 2009. The formation of a Mutual Domestic pursued in the past was a missed opportunity. Current stimulus funding not looking promising however, \$2.5 million has been requested from the NMFA Green Reserve Project.

### **Future (All)**

The Board addressed concerns about the future and which direction we head now. Currently cost proposals are in process and the water system could cost \$300,000 to \$600,000 or more for a new well, household meters, main line valves, flow meters, pipes and emergency inventory pumps. Roads could cost \$250,000 to \$500,000 or more for drainage construction and case course addition. Financing strategies being considered include increasing dues, special assessments and water billing. There is concern that we will have one shot at a special assessment.

A show of hands showed a majority in favor of all three strategies and a suggestion was made that the Board pick an option and send it out the membership to vote on. Incentives and consequences were suggested as motivation.

A suggestion was made to call a meeting of the membership to discuss changing the bylaws to change quorum requirements. Another suggestion was made to set up a separate water utility so no special assessment or bylaw changes would be needed. It was also suggested that the bylaws be changed to allow for a large increase in dues at certain times, i.e. every 5 years. Concern was voiced that a raise in dues would not cover the major projects facing the Association. It was strongly recommended from the attending membership that the community needs to be better educated about current issues and possible solutions. More mailings with information on issues were suggested.

Judy Kilburg motioned to direct the Board to move forward on all three items (increase of dues, special assessments and water billing) by end of October and present to membership; Caroline Corn seconded the motion and the motioned was approved.

### **Election**

Caroline Corn nominated Judy Kilburg and the nomination was seconded by Suzanne Star. Sabine Shurter was nominated by Kunt Wolfrod and the nomination was seconded by Suzanne Star. Sabine Shurter, Orlando Archuleta, Judy Kilburg, Kent Wolford and Barbara Van Ruyckevelt were all elected to the Board.