

July 8, 2009

Attending Board members: Mark Stanley, Suzanne Star, Ed Tatum, Jeff Erickson.

Absentee members: Ann Cooke, Jesse Ross

Retired member not in attendance: Judy Hobart

Guest: Lacey Martinez

Meeting called to order 7:20

Star motioned to approve the June minutes as corrected. Stanley 2nd. All approved.

Martinez reported that she still has to pay for her insurance policy. She didn't know if she will make the Carlsbad training and testing, because she was unable to submit the application in a timely fashion due to illness. If Carlsbad does not work out, she could attend another training offered later in the year in ABQ. She also wasn't sure whether she might need another workshop to have enough hours to obtain her level 3 certification, but that she could always get the level 1 which is all that is required for her position with SLP. She mentioned that NM does not reciprocate with TX on certification qualifications. She stated that she is expecting to pass the certification test later this year.

Star asked if she was going to need to show certification to obtain insurance. Martinez suggested that it was not needed.

Martinez reported that the Hovenweep well is still not operational and that they are trying to figure out why. There is still work to be done on the pump house and the operations side. She reported that there has been an electrical box inside left open and questioned who was working there. She stated that there are no log-ins shown on the book. Stanley said he would look into it.

Martinez has been working with Bednar to locate the main line valves. He reports that all are working on system 2, but is unclear as to the exact location of many in System 1. She has been marking the general location of them so that they can be dug up and tested.

Star asked if there could be a "can" installed over the valve in the road to make it easier to find. Martinez stated that she would check it out with Kennedy.

Star asked about setting Martinez up with an Excel program to record her activities. Martinez said the computer setup in the fire station is unclean with rodent debris. Erickson suggested possibly purchasing a new laptop for association use and disposing of the existing hardware. Stanley suggested that she try downloading a free program from www.openoffice.com. Martinez will report back on whether she has success finding a program compatible with her Mac.

Star asked about the well meter readings and stated that some of the well numbers do not match up with the functioning wells readings. She will send the well numbers to Stanley and Martinez and they will reconfirm the meter readings so Star can complete the water conservation form and pay the tax.

Martinez reported that since the concrete pads were poured around the system 2 well head to satisfy the NMED Sanitary survey requirements, no water has been accumulating in the adjacent manhole.

Treasurer's Report: Star stated that we have \$61,600 in the bank and that there are 3 homeowners that have set up payment plans and 5 others that CRA will pursue with a civil summons. She suggested that if the process was unsuccessful in getting compliance that there would be a judgment against the non-payers and that the cost

was estimated at \$200 per person. Two possibilities from there; wait to collect, or pursue legal action to garnish wages.

Star asked if Erickson was receiving invoices and passing them along to CRA, as she was unaware of some of the expenses. Erickson verified those expenses.

Water Report: Lengthy discussion started with. Tatum asked about the MIOX situation. Erickson reported that Orlando Archuleta had pursued a opportunity to get a free disinfectant system (MIOX) installed a few months back but that SLP didn't qualify on one point - a system would not qualify unless it had a history of contamination problems, which SLP has not had. Erickson stated that Archuleta and Martinez are still considering the pellet feed option as an upgrade to the SLP chlorination system.

Erickson stated that he had put in a purchase request for some new PPE for Martinez.

Erickson reported that there is still work to be done on the Hovenweep pump house and that he believes that Gurley is finished with his part of the work. He suggested that Martinez has offered to work on the insulation and weather seal at the base of the pump house, but that someone else would have to help her with the vent installations.

The Sanitary survey requirements, Erickson suggested, do not appear to be very expensive items but will require some work parties to get these requirement completed in a timely manner. He stated that we now have a time limit that needs to be complied with (new ground water ruling GWR effective Dec 2009) or we could be subject to fines. Star suggested that as long as we are showing progress and communicating with the NMED that it would help our status and that she would keep the communication going.

Tatum stated that he has poured 2 splash pads that can be installed to meet the survey requirements, but would need help locating the areas for install. Stanley agreed to work with Tatum.

Erickson reviewed 2 proposals submitted by CRA that were requested to help with the SLP water system evaluation. Souder Miller Engineers proposed preparing a preliminary engineering report that included scope, schedule and fees. Their cost \$35,000.

The second proposal was from an independent water engineer, Steven Bockemier, to prepare a preliminary assessment management plan. His cost would not exceed \$9000.

Erickson suggested that we could roll the cost into a special assessment.

Tatum questioned the need for such reports. Why couldn't SLP develop their own plan and save the expense? What about the original water committee proposal? Erickson suggested that there were people in the association that have commented that professional "evidence" should be produced to substantiate a long range plan and the associated costs. Star stated that as involved participants, the board and water committee had a better understanding of our system needs, however the general membership would need some considerable education to "catch up." She also suggested that the committee plan was a short term project list that didn't have any follow up plan.

Erickson commented that if we are uncertain of our near future plans, moving ahead with the original water committee 2 year special assessment at this time, could complicate additional assessments during the current 2 year special assessment plan period. Tatum suggested working a short term plan as part of a long term plan. Star suggested that a continuous assessment over a period of years taking into account a "total" plan concept would be easier than dealing with periodic small special assessments.

Tatum asked if we had enough money to drill a well without a special assessment. Star stated we didn't. She suggested in lieu of a special assessment asking for some money to complete a project or two that we could consider a special assessment to build our reserves in the event of emergency need. Tatum stated that it would be difficult to ask for money just to bank it with no proposed plan on how it was to be spent.

Star stated that she was not in favor of spending money on a professional report, but that using an outside professional service, might be the only way to substantiate the condition of the system and convince the membership of the capital needed to upgrade the system. She suggested that any insider opinion may be considered bias and be subject to criticism. Any plan produced from a professional perspective would make it more difficult to argue with. Erickson and Stanley also agreed that with a Preliminary Engineering Report (PER) we would accomplish a necessary step to qualify for future loans if needed.

Stanley mentioned that Aragon had volunteered to attend a water committee meeting and help with suggestions. Aragon might be able to give the water committee direction on how to compile a long range plan based on the past recommendations of the water committee. Stanley agreed to call Aragon and try to reassemble the committee. He suggested we would need to get the necessary bids for both labor and equipment and work up calculations that could be presented at the Sept meeting. Stanley suggested that he would investigate the Hovenweep water level situation and he stated he was concerned that because of the "strain" being put on the Aspen Grove well that if this well failed, system 1 would be without water. Erickson agreed that a backup well would be beneficial to the association (with a second high producing well on system one, three wells total, we could still supply water to the association if we lost one of the current high producing wells), but he questioned whether the Aspen Grove well is that vulnerable. Stanley suggested that consumption is what is driving the measured use of water-more than the leaks and that is verifiable based on the monitoring charts which he has been watching in correlation with the weather patterns.

Stanley commented on the level monitoring times and that he wasn't sure whether the reporting times could be changed. Star stated that the rates just increased to \$45 per unit and Stanley stated that that would explain the increase. He would continue to explore the possibilities of changing the monitoring times.

Tatum asked if any correlation between water use and household numbers could be factored into the problem. Star suggested that there are approximately 80+ households on system 1 and approx 60+ households on system 2.

Erickson stated that CRA would be willing to pursue bids for us. Star stated she would email CRA with the request.

Erickson questioned whether the independent proposal would qualify as a PER. He volunteered to call Bockemeier and find out.

Extensive discussion ensued regarding the advantages and disadvantages of calling for a vote on a special assessment at the Sept meeting. Tatum commented there was too much left to accomplish in the short time. It was generally agreed that the board members would not be able to accomplish the tasks before the deadline mailing of Aug 15.

Star suggested that we consider making the annual meeting a general education meeting with a draft long range plan that included project bids. We might be able to present an overhead presentation and that CRA might have the equipment. Giving the membership a chance to contribute to the solution, ask questions and digest the situation would give the board a better direction on how to develop a special assessment package that may be approved. She also commented that if the "draft" plan appeared acceptable, we might forgo the engineering report if the majority membership was in agreement. Erickson stated that it would be good to have the engineer give a presentation at the meeting, and it was also suggested that Aragon could be a resource to help the process.

Star suggested that we would need to develop a “report” to be mailed to the membership before the Sept meeting. Erickson suggested that it would give us some more time to develop a strategy, but that he was concerned that there would be more time delays with the newly elected board members. Star commented that if the board and water committee could finalize a plan that worse case needed refinement by a professional that the tracks would already be laid for future action. Erickson stated that we could be ready to ask for the vote in October unless we were delayed by an engineering report.

The general consensus was to regroup with Aragon, collect all information that substantiates why we need a special assessment, draft up a long range plan that includes project costs, prepare a report to be mailed to the membership by Aug 15, and proceed with a Sept. educational meeting. Depending on the outcome, pursue an independent engineering report that would incorporate our draft plan and use it as the basis for the special assessment.

Erickson asked about the tank inspections. Star reported that CW Divers had suggested they could plan the inspections in July, but she hadn’t heard anything yet. She would follow up. Erickson commented that having all 5 tanks inspected and cleaned would satisfy the NMED Sanitary survey recommendations as well as give us the needed information about whether we replace or repair the system 2 tanks.

The bids that will be requested from CRA:

Drilling a new well

Installing new tanks

Installing by-pass valves to isolate the tanks if repairs are needed.

Excavation and construction of side road manholes with valves and other equipment.

John Kennedy, Pete Meskimen, and Dave Raue will be recommended as possible contractors to be contacted by CRA for system work.

Erickson recommended that we specify items from the sanitary survey to be completed by the end of July from Martinez and suggested that Archuleta might help. For example - Well head vents, and screens for overflow. Lacey also suggested that she was still interested in measuring the static water draw down. Tatum suggested that if any materials were needed that they should contact him and he could pick up the supplies while in ABQ.

Star reported that the insurance has been changed from State Farm to the AAIC insurer out of CA. The new carrier should provide more substantial coverage for our water system operations.

No reports for roads, or architectural control.

Tatum stated that Sumner Dean had produced two well done “Caution” signs for the parks and that he would install them.

Star reported that the mediation on Ashley Lane has been postponed until July 16. She also requested approval to have CRA send a letter to a SLP resident to remove property from the utility easement.

Erickson suggested that Jesse Ross volunteered to head up the election committee again this year, if there were no other volunteers. Star recommended we accept her generous offer.

Meeting adjourned 10:15pm