

SLPPOA Minutes

March 11, 2009

Meeting held at SLP Fire Station

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

Meeting adjourned at 9:10 p.m.

Board Members Present: Jeff Erickson, Ann Cooke, Ed Tatum, Judy Hobart, Dave Schmitt, Suzanne Star

Board Members Absent: Joe Brophy, Jessie Ross

Guests: None

Erickson asked if there were any corrections other than his to the February 11, 2009 minutes. Star and Schmitt suggested some changes. Minutes approved as revised. Star agreed to revise the draft and post.

Business:

Treasurer - Star reported that we have approximately \$27,000 in the reserve account and monies for dues that are being deposited into this account will be transferred to our operating account when we switch over to the new management company. She also reported that we have approximately 35 members still outstanding on dues payments and that there are a few of those we may have to start collection procedures against next month.

Erickson announced that the termination letter was sent to Canyon Gate the end February and that a new contract was signed with the new management company, Carol Rickert and Associates (CRA) who will be taking over April 1, 2009.

Water - Schmitt stated that System 1 was behaving fairly well. He mentioned some irregular spikes in usage and that it could have to do with how the system works. Twice there was tank overflow this month. He also mentioned that we are pumping considerable more than the average demand per household should warrant. He estimated that the usage may be somewhere around 35,000 gals per day which he surmised is likely due to some serious leak(s) in the distribution lines.

Schmitt suggested that the water operators were going to pursue another level monitoring system on system 2 storage tanks. Cost to be \$1450 for the initial install and \$30 per month. The cost was slightly higher because monitoring will be done with AC power instead of solar. System 2 tanks do not received enough solar due to the tree coverage. The property owner adjacent to the association tanks has volunteered to supply the AC for the project. Schmitt suggested that these level monitoring systems will save time and reduce labor costs.

In order to expedite purchases in the future, Schmitt suggested that we should consider getting a credit card for association business. Tatum suggested that we investigate the virtual number option that some credit card companies offer. There was discussion about how card spending would be supervised and setting an upper limit on the card to possibly \$5000 which would at least cover the cost of a new well pump.

In Brophy's absence, Schmitt commented on the need to isolate water leaks and for more diagnostics to detect where, and how much water is being pumped through, and leaking from, the system. He stated a plan was being prepared by the water committee that included adding manholes with meters and shutoff valves on the sides of the roads.

He also stated that due to the hazardous situation of having chlorine containers in the pump houses that special chemical storage cabinets were being purchased that would be installed outside each pump house to secure the chlorine. There was some discussion about investigating a possible pellet feed distribution system for the chlorination process instead of the manual process we have been using. Erickson, previously forwarded some information and web site links to the water team for their information.

There was mention that our water operator has indicated that he is not interested in continuing in this position long term and that we need to start looking for a replacement. Erickson mentioned that CRA may be able to help out.

Star reported that Brophy had been called out of town due to a family emergency and would be contacting Board members with a written proposal for water system upgrades in the near future. She suggested that the minutes of the last water committee meeting (2-25-09), when a variety of plans were presented, is posted on the web so that the

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Board could familiarize themselves with the committee efforts. Schmitt summarized briefly that the plan would cost \$165,000 and be paid over 2 years at \$500 per household.

Roads - Hobart discussed the dangerous conditions of Los Griegos during Monday's snowstorm. She introduced the idea of possibly purchasing a sander that may cost approximately \$10,000. Cooke suggested that it might be better to find someone who had a sander or would be willing to purchase one and offer its use as part of our snow plowing policies. Hobart commented that Raue was going to give her a bid, but did also suggest that this might require a 5 year contract commitment from the association. More discussion ensued about options on sanding the road.

Hobart suggested that we need a better plan next year to make sure we have plenty of sand in the barrels so we don't run short in the early spring. Schmitt offered another idea, which would entail some volunteerism on the owners of Los Griegos; have property owners living on Los Griegos help shovel sand along their respective areas of the roadway.

Erickson mentioned some advice from a property owner that suggested using waste from the gypsum mine which makes a great road covering. There was discussion about the cost of base course and saving money if we could purchase it locally or make it ourselves.

Architectural Control - Schmitt stated there was one request for a concrete pad for parking from a resident.

Parks – no report.

Firewise- There was discussion regarding how the chipping process should be handled this year. Curbside chipping in past years was agreed to be beneficial, however due to budget constraints this year, reverting back to the fire station grounds, with free chipping supplied by the county, was considered the best option. Cooke agreed to talk with the forest service about dates and setup another chipper day(s) for the association. Erickson suggested that a posting on the mailboxes would get the word out. Star suggested that we might also be ready to do another mailing soon and could incorporate the notice with the other news.

New Business- Star asked if there was any information regarding a resident who claimed to install a water hookup and whether anyone taking care of the water system had approved the hookup and if we collected the fees for the hookup. Schmitt agreed to review it with Brophy and get an answer back to Star.

The next meeting will be held April 8, 2009 at 7:15 p.m. at the SLP Fire Station.