

SLPPOA Board Meeting, October 14

Present: Orlando Archuleta, Sabine Shurter, Ed Tatum, Suzanne Star, Kent Wolford, Barbara Van Ruyckevelt, Jeff Erickson, Mark Stanley, Harold Corn (Guest), Mary Moore (Minute Taker)

Absent: Judy Kilburg

Meeting called to order by Jeff Erickson at 7:25 pm

Minutes from August meeting were approved.

Delinquent accounts

Two members have not paid their outstanding dues or started on a payment plan. Several are not yet fully paid, but these 2 have not paid anything. Also, one member has not paid for a couple of years now. Two courses of action were presented. One, turn off water; two, proceed with legal action. The second option includes a court summons and garnishment of wages if appropriate. CRA stated that such action will cost the Association an estimated \$250 for each action and will be conducted by the management company. The costs to the Association will be added to the amount owed and will be recovered during the proceeding. The Board agreed to proceed with option two, legal action.

Shurter suggested that future delinquency problems be handled more expeditiously and the Board should follow process provided in the bylaws.

Action: The Management Company will send out the pertinent section of the by-laws with the coming billing cycle so members will be aware of this process.

Treasurer's report

The management company's detailed report was discussed among the board. This report shows expenses, cash flow, budget, etc. in each area responsibility. This is the standard CRA report that has been sent since CRA has taken over for us. The report showed that \$36K remains in the account with \$4K in money markets, \$27K in the reserve, and \$5K in membership receivables. Discussion ensued concerning excerpting some portion of the report to put on the SLPPOA web site for member perusal and how to disseminate all of it to Board members.

Action: Ed Tatum will work with Suzanne Star to make this happen. Star will be responsible for picking up Association mail and continue to fax bills to CRA. Perhaps some bills can be put on an automatic pay plan. All bills are sent to CRA for payment.

Legal report

Ashley Lane activity is still not completely settled and is still costing money. Even though mediation was touted as an expeditious and cheaper route, it likely will cost as much as court would have. Star suggested one reason for the delay could be that one property owner along Ashley Lane who insisted on not being part of the suit in the beginning of the proceedings has not provided adequate proof of ownership yet. Suzanne continues to be in contact with the attorney to settle this issue.

Architectural control

The only submission concerns building a solar panel installation. This owner does not yet have plans or a building permit. Members seemed to agree that if this owner's neighbors are not opposed to the structure, SLPPOA should approve it. Harold Corn reminded that the Board needs to keep all copies of requests and drawings.

Action: Barbara Van Ruyckevelt will talk to the neighbors. She also talked about constructing a short one-page form that could be used to gather information about proposed projects needing approval. She will consult the SLPPOA by-laws for guidelines.

Roads

Judy Kilburg has the budget for the remainder of the year and will set up a contract for snow plowing for the winter. Kent Wolford has some barrels for sand that will be set up for use during the winter. Star suggested that we purchase some rock and ground and dump it at the fire station lot to enable the filling of the bad spots on the roads prior to winter.

Parks

This activity will no longer be a separate responsibility and will merge with Architectural Control. Benches have recently been added to the park. Two new signs, one in English and one in Spanish, have been made and now need to be erected.

Action: Kent Wolford has some posts and will erect the signs on them.

Electric bills

Jemez Electric has two billing schemes: one is a flat rate of 8 cents/Kwh, the second is a variable rate structured in the following manner: Monday-Friday the rate is 5 cents/Kwh from 1-4 pm and 9 pm-6 am. The remaining times cost 11 cents/Kwh. On Saturday and Sunday the rate is 5 cents/Kwh. After discussion, the Board agreed that SLPPOA should change from the flat to the variable rate because pump usage could be managed to take advantage of the cheaper rates. The Association currently receives separate bills for each of its pumps and pays approximately \$15K/yr for electricity. It is believed that the Association could save a few thousand dollars a year by changing to the variable rate.

Action: Any board member could make this change by submitting account and meter numbers to the electric company. Mark will do this.

Water issues

Suzanne Star got the manual from the departing water operator. Some well head vents have been screened, but the one on the Aspen pump has not been done. Splash pads on unit one have been installed. Suzanne will check to see where we are regarding sanitary survey compliance.

Old business

Harold Corn will work with Mark Stanley on water system problems. The Association will pick up the insurance costs for Harold totaling \$978. The Board recommended that Harold work in the capacity of independent contractor. Kent Wolford has a short form for independent contractor work that could be used to initiate this arrangement. He will get the form to Harold. A discussion

ensued concerning insurance for most work done for the Association. It was recommended that whoever does snow removal also be insured. It would be better to use snow blowing instead of snow plowing to prevent further road damage.

Action: Judy and/or Kent should follow up on this to be sure that this winter's snow removal contractor has insurance. It was thought that at least one prospect does.

Minute taking

Sabine is the Board secretary but is seeking to hire someone to take and type up minutes of the Board meetings. This would ensure her a more active role in the meeting's discussions.

Action: Sabine will advertise the position and will investigate what rate to offer.

Hire a handyman

The Board seeks to hire a handyman to do a variety of odd jobs including finish the vents, insulate some equipment, paint, install flashing, etc. The rate for this work should not exceed \$20-25/h. Perhaps such a person could fill a permanent role and be on call when needed.

Action: Anyone on the Board who knows a qualified person willing to work in this capacity should be prepared to submit names at the next meeting.

Meeting times

The meeting time for monthly Board meetings was moved from Wednesdays to Tuesdays. Thus the Board meetings will now occur on the second Tuesday of the month. The time will remain the same at 7:15 pm as will the meeting place at the Fire Station.

New Business

Suzanne presented a proposal from a SLPPOA property owner, seeking to institute an Associate Member status for property owners that desire to drill their own wells. He received approval from the State Engineer to drill a well, but to do so would require that he disconnect from the Association's water system. Thus, he is asking that a new category of property owner be created that would pay a prorated yearly assessment that subtracts money for water related costs or special assessments associated with the water system. The discussion following this proposal included issues related to doubts about the legalities of doing this. Property owners sign a form when they purchase property within Association boundaries that makes them Association members and binds them to follow the Association's by-laws. Among these are rules associated with using the Association's water system and supporting its maintenance through the yearly assessment.

Action: Suzanne will look in to whether the proposal is legal given current by-laws.

Plans for special assessment and dues increase

The Board continued discussion on what to present to the full membership concerning a possible dues increase and special assessments to fix water and road problems. This was mandated at the annual meeting in September. At the last Board meeting, two scenarios were developed and approved by the Board. But these options came under discussion again and through consensus, the Board agreed to limit the proposal to one option to increase the chances of obtaining the

necessary 2/3 of those voting to approve a given option, namely to put three things to a vote: 1) an annual dues increase to \$1000 to fix road and water leak problems, 2) a one-time \$260 special assessment to drill a new well, 3) a one-time \$1600 special assessment to install water meters. The dues increase would be permanent and would be subject to 10% increases, as they are now. The special assessments are one time only.

Members will have the option to vote for or against each item separately.

The by-laws require a quorum or 60% of the association membership (or 93 votes based on 155 ballots sent out to lot owners) of property owners to approve these changes. It also requires a 15-day advance notice be sent to members prior to a meeting called to discuss and vote on the changes. Since announcements for 2010 dues go out on December 1, the Board must conduct its business and get feedback from the membership soon to meet this deadline. A meeting date of November 14 was agreed upon.

Action: Board members with special knowledge of the pertinent issues will submit rationales for the proposals to the Board President by October 20. Mark Stanley: well drilling; Suzanne Star and Sabine Shurter: water meters; Jeff Erickson: annual dues.

Meeting adjourned at 10:10 pm.