

SLPPOA Meeting Minutes for Tuesday, July 13, 2010

Board Members in attendance: Suzanne Star, Kent Wolford, Barbara Van Ruyckevelt, Judy Kilburg, Sabine Shurter, and Laurie Lauer

Absent: Jeff Erickson

Visitors: Damien Spencer

Meeting Called to order at: 7:20 p.m., by Kent Wolford

Previous Minutes

Review and approve minutes with latest edits of June 8, 2010 meeting. Van Ruyckevelt made a motion to accept the minutes, Shurter seconded the motion, motion passed.

Water System Chair Update:

- **Water System Project.** Spencer presented a comprehensive report of the work performed on the water system. Work included isolation tests, finding leaks, and locating/exercising valves in System 1. See the attached report. He noted most home leaks they are finding are at the frost free stands, toilet flappers and fire stands. They are also looking at ways to repair the Hoovenweep well. He said they have been finding a lot of little leaks but not a big leak.

Special Assessment Meeting, July 24

Shurter and Star asked the board if they could invite Ray Richardson to the Special Assessment meeting. Mr. Richardson is highly qualified and knowledgeable about rural water systems, and has been on the board of the NM Rural Water Association. Star made a motion that we send out an update of the upcoming assessment, indicating we are going to have an expert come to the meeting, who can answer questions. The flyer would also remind the members Peter Nathanson is available by phone to answer questions. Shurter seconded the motion, the motion passed. Spencer said he would be attending the meeting as well.

Wolford suggested at the meeting we ask for volunteers to run for the board.

- Shurter/Damien will review what is being done on the water system.
- Lauer will prepare/present the water system budget. The report will include July's water costs, the approximate cost to get the Hoovenweep well running again (approx 3K) and indicate the credit from last year's water operator.
- Propose to create a three member over site committee. The committee is to consist of non board members who monitor expenditures of the assessment fund. They would confirm the receipts against the plan and insure we are in budget.

Annual Consumer Confidence (CCR) - Star reported this is completed.

Water Compliance Chair Update: Star reported this is completed.

Roads Report:

- Project status – Kilburg received a call from a member for 3-4 dump trucks of dirt. She has assessed the need for the dirt for the road and will report back to the member.
- Dirt Removed from Road Easement – Kilburg received a report of dirt being removed off the side of the road of a member's property. She will assess it and report to the member. She also reported that Aspen Grove needs to be widened because it is difficult to pass through in the winter. This involves removing trees widening the easement. Also the road by the pump house at Aspen Grove and Los Griego may be able to be made a little wider. She will research it to find the true property line and determine how far we can widen the road.

Treasurer Report:

- Monthly report – Lauer reported that Michael from CRA had asked for guidance on how to respond to delinquencies for those members who are 90 days late in paying assessments. Lauer will prepare a notification to send to CRA on guidance for handling accounts that are 90 days late as well as a notice they would send with the late statements explaining consequences for not keeping association dues up to date.
- Audit Results: Lauer reported on the meeting with Mr. Lackey from McKinney and Associates. Report attached.
- Reserve Study: Lauer reported, McKinney and Associates suggested the Association do a reserve study to determine the amount of money the Association should keep for capital improvements. She also reported that Star had sent her some guidance on doing a reserve study and suggested that we should look at what the Association requirements are in the next few months.

Legal Issues: None to report

Architectural Control Report: Barbara received the Architecture Control notebook from Dave Schmitt

Parks Report: The parks need to be mowed again.

Action Items:

Lauer will head up the Nominating Committee for the new Board Member vote. The board gave Lauer a few names to call to be on the Committee.

Action: Star will send out a reminder notice for the special assessment, and inform those members who are delinquent in their payments, their payments need to be up to date to have their vote included for the special assessment.

New Business: None to report.

Next meeting: Regular meeting – August 10, 2010, Star will take notes.

Meeting adjourned at: 9:30 p.m.