

SLPPOA Meeting for, Tuesday, June 8, 2010

Board Members Present: Kent Wolford, Suzanne Star, Jeff Erickson, Laurie Lauer, and Sabine Shurter, (Judy Kilburg and Barbara Van Ruyckevelt, absent)

Visitors: Harold Corn

Meeting Called to order at: 7:30 p.m. by Jeff Erickson

Review and approve minutes with latest edits. Star made a motion the minutes for the May 11, 2010 Board Meeting be approved as written, Wolford seconded motion and the motion passed.

Water System Chair Update:

- Water System Project
- Water System Repair Plan
 - Peter Nathanson's plan:
 - 1. Get the isolation valves and service valves fixed this summer and determine the worst system sections. Fix the worst leaks to get us over the winter.
 - 2. Get an engineering report plan based on findings of item #1.
 - 3. Start fixing one system section after another (start with the worst section - replace or repair based on engineering recommendations) next summer. Install household meters while fixing sections so that the association does not have to take care of the household side anymore.
 - 4. Continue to properly maintain our system and get a rate structure in place that will support continuous maintenance.

Shurter said that Nathanson outlined in his report his suggestions (above) for the first steps to repair the water system. They will first work on the leaks then work on the valves. Once these crucial steps are finished we will identify a basis of needs for the system. We could hire an Engineer. The Mutual Domestic would fold into that, but we would need a Preliminary Engineering Report (PER) to have a Mutual Domestic. Even if we don't set up the Mutual Domestic, we need to have an Engineer give us some sound advice. Nathanson's report gives us a plan as well as the report we received from Dave Schmitt's friend. Once we have a pretty good idea of how much the repairs for the water system will cost, we can develop a worst case scenario.

Shurter suggested changing the dues structure for the water system and charging a flat fee.

Star mentioned Roy told her about a leak detection device we could buy for about \$6,500.00. Roy would like to try the unit for a week to see if it works with our system. If it does work, we could buy it and also rent it out to other associations. Another option was a leak detection company which was contacted and their costs could range from \$700- \$800 per call

Star reported that Damien Spencer told her the NM Rural Water purchased a corollary unit and would like to try it on our system. Star told Damien to look at both systems and decide on what system would work for us. She also reported that Roy and Damien have gotten volunteers to help work on the water system. Corn said that Roy and Dave Schmitt got the old acoustic machine working.

Star reported that the Aspen pump house is one of our major leaks on System 1. Corn said they are going to dig it up Thursday. Erickson asked if the Hovenweep water meter had been fixed. Star reported the new meter has been purchased and going to be installed.

Shurter reported that Roy told her people can install meters themselves and save \$600.00. They would have to be inspected by the water person. The meters cost \$875.00 and Star found meters for \$740.00.

Mutual Domestic

Erickson suggested we still pursue becoming a Mutual Domestic Water Association. Shurter said we need to make it clear it will be a lot of work and Association Members need to be on the board for this. We would need people to help with various duties associated with the Mutual Domestic. We would need people to go after grants and be in charge of the rules and regulations. The finances for the Water Association would be audited. Erickson suggested we attempt to run a water board election for the Mutual Domestic Water Association along with the yearly SLPPOA board election. We need people to step up and do the work. If we can get enough members to fill the board seats for both boards, then we can pursue the mutual domestic. Shurter stated that once we do become a Mutual Domestic, we cannot back out.

Wolford stated that Nathanson's plan needs to be the priority. We need a task force that works separately on the Mutual Domestic.

The board decided to have a special board meeting to discuss all these items and to look at a special assessment for these costs. The focus of the special meeting is to identify repairs to the system, fix leaks, and fix isolation valves. Star made a motion that we have a separate meeting to discuss the water situation. Wolford, second it. Motion passed.
Meeting Saturday, June 26, 10:00 a.m.

Action: Lauer will contact, Kilburg and Barbara Van Ruyckevelt.

Special Assessment for Water System Improvements.

Shurter suggested, giving an accountability of the special assessment funds, that an oversight committee be appointed from members of the association to oversee the costs charged against the special assessment funds.

Annual Consumer Confidence (CCR).

Star reported that has been completed and we are waiting for it to be approved by NMED. If we don't receive the approval we will go ahead and send it in.

Water Operator Report:

Star reported the Aspen pump house has a leak and it will be worked on Thursday. A resident's water has been shut off for lack of annual dues payments.

Work Day

Wolford reported we have 14 volunteers scheduled to work at this weekend's workday. We will put the picnic tables together; sand and paint the shed, move all the rocks, fence and area, and do water repairs. The water repairs will be our first priority. We will meet at 8:30 a.m. Wolford has put together a list of things that need to be worked on.

Treasurer Report

- Monthly report – Lauer reported that the delinquency late statements were sent out on May 13, 2010 by the management company. The amended tax return was completed and submitted for the 2009 tax year.
- New member fees - Lauer reported the New Membership Packet lists a \$25.00 membership fee. The Board discussed changing the fee based on current rates. Star made a motion to raise the membership fees to \$100.00 instead of \$25.00. Wolford 2nd it. Motion passed.
- A meeting is scheduled with McKinney and Associates to discuss the Audit results, Friday, June 11, 2010. Erickson and Lauer will be attending.

Legal Issues:

Star will send a letter to an association member regarding the yearly requirement to show proof of insurance for the fence. Star made a motion if they don't respond to the letter we will take legal action. Wolford seconded the motion and the motion passed.

Star told the board that Kelly Blount did an excellent job of putting up the fence at Ashley Lane and he paid for all material costs as well as donated his labor for install. She asked if the Board would approve giving him a gift certificate for his volunteer work. Wolford made a motion for the Board to be able to give a \$50.00 gift certificate, with the approval of the board, to those individuals who make outstanding contributions to the Association above and beyond normal contributions. Lauer seconded the motion and the motion passed.

Architectural Control report:

We received an Architectural Control Request from Patricia Theodore to replace a roof. Star will scan in and send to Barbara for approval.

Parks report:

Rich Kilburg mowed the grass by the park.

Action Items:

Action: Lauer will take a newcomer's package to the new Association Member and also will give a copy to Star and Van Ruyckevelt.

Update: Package given to Star, Lauer will give a package to Van Ruyckevelt next meeting.

Lauer mentioned she spoke with an association member and he had suggested the board send out newsletters to Association Members. The purpose would be to let people know what is going on in the subdivision, helpful hints, etc.

Action: Star said she would be willing to collect information from the board members and put it into a newsletter. Action completed – Star collected information and worked with Mary Moore to put together a newsletter. Newsletter was sent out to Association Members.

Action: Star said she will confirm with Franciosi (CRA) the present status of the delinquency and construct the letter to include the past due payment and mail and post it. She will construct a draft and will send it to the board for approval. Update: Letter sent to Association Member and water was shut off after no response in two weeks.

Action: Star asked approval to purchase two file cabinets which will replace the computer cabinet in the fire department office. Update: File cabinets have been purchased and are set up at the Fire Station.

Action: Star will go through new member packet and let Lauer know what needs to be updated in it.

New Business:

Erickson told the Board that we need to start thinking about elections in July and need to send out the list of candidates by August. Star suggested another newsletter and task force assessment be sent with the new board members candidate's letter.

Next meeting:

- Regular meeting – July 13, 2010

Meeting adjourned at: 9:45 p.m.

Special Board Meeting:

Saturday, June 26, 10:00 a.m., Fire Station.