

SLPPOA Meeting Minutes for Tuesday, May 11, 2010

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

Others Present: Mike Brown, Roy Spencer, Damien Spencer, Ron Rogde, and Dave Schmitt

Meeting Called to order at: 7:20 p.m. by Jeff Erickson

Mike Brown, requested approval to erect a new structure on his property to replace the shed that collapsed due to the heavy snow load this winter. It was confirmed that the location meets the set back requirements, and the request was approved.

Action: Van Ruyckevelt will scan the approval of the architectural control request and e-mail it to Mike Brown.

Review and approval of minutes with latest edits.

- April 13, 2010 minutes were reviewed and approved. Kent seconded the motion and motion passed.

Water System Chair Update:

Roy Spencer Water Report

- Many of the Association Members have returned the water questionnaire forms and are doing a good job in completing the forms.
- The new liquid Chlorine is here and the new system is ready to hook up.
- Chuck Homer, who sells the RF, (wireless radio transmitters for pump/tank level controls) was up on Sunday. Both systems were tested and we were able to pick up a signal.
- Roy and Damien will be turning valves this week and isolating areas of the system.
- Roy asked where the home owners responsibility of the water system start. Would it be the property line or where the valve is? Kilburg told Roy the homeowners responsibility of the water line starts at the property line; the junction of their service line and the main line distribution in the middle of the road.
- Roy will isolate parts of the system into zones and determine where the leaks are. He will start with System I and identify the major leaks, then identify the major leaks in System II. Much of this work will be done at night.
- Roy will document where all the valves are and update our existing auto cad map. They have looked at buying a GPS, which would geo code the valve right to the mapping. The cost is \$600.00. It will also include the latitude/longitude coordinates.
- Roy has asked for volunteers to help out with these processes.
- Roy stated he needed to get the door fixed on the Hovenweep pumphouse and also the pump maybe burnt out. First priority is to get the leaks fixed. Then eventually we will replace the pump on Hovenweep, if needed.

- Roy asked for association member to report water leaks to him or Damien. If you spot a leak please call Roy at 834-7837 or Damien at 829-3986.
- We are not going to work on capping the valves right now.
- Roy suggested that if members do not want to do the Mutual Domestic, we could break the system out as a Water Utility.
- Roy told the Board that the high pressures on the system is the cause of a lot of problems. We may want to install some pressure reducing valves in the system. That may cut down on the amount of leaks we are having. We will push forward as much as we can.
- Roy was asked to determine which fire stands we need to keep.
- Dave Schmitt has a friend that is visiting him, who is a consultant for water systems. He said his friend is willing to look at the area and make recommendations of the water system for free. He will be here on Friday. The board approved for Schmitt's friend to look at the system.

Peter Nathanson's Scope of work report:

- Nathanson sent a report to the Association regarding the water system. It included a Phase 1 cost estimate and description of the next steps for the water system.

Roads Report:

Project status – Kilburg would like to coordinate this summer's road work repairs with the water system repairs so that road work repairs will be completed after water system repairs to avoid harming the layout of the new road construction. Shurter told Kilburg she didn't think we would be doing as much water system repairs on System II. Kilburg reported the county added some dirt, plowed and fixed Hovenweep as well as completing some work on Forest Road 10.

Kent talked about building projects for pump houses. We may need to fix up the picnic tables. The frames are still in good shape, but the tables need new seats and tops.

Action: Lauer will check to see if we could set up an account with Lowe's or she will call the management company about getting a credit card or set up an account.

Treasurer Report:

- Monthly report
 - Amended taxes have not been completed for 2009. Michael will check with McKinney to have him do it. He said that he is not very worried about it since the amount we are amending (the LANB interest is not very large).
 - Lauer reported that we had to pay a \$108.00 penalty we received for submitting the 2008 return late.
 - **Action:** Lauer will send a letter to ask the accountant who caused the Association to be late for a reimbursement of the penalty.
- Lauer reported to the board the various interest rates available at other banks for a money market account. She also mentioned that we have a safe deposit with the

current bank and would need to keep an account at that bank in order to have the safe deposit box there.

- Lauer reported that we received the Audit findings back.
 - **Action:** Lauer will set up a meeting with her, Star, Franciosi (CRA), Erickson and the Auditor to get clarification on the audit report.
- Suzanne asked Lauer if she knew what the Turner Law Bill was for. Lauer said she would find out.
 - **Action:** Lauer will contact Franciosi (CRA) to find out what the Turner Law firm bill is for?
 - Kilburg and Star questioned the delinquent billing process of CRA. Lauer suggested that she was told unless the account is at least \$50 that there is no past due letter sent. Kilburg recommended that any amount delinquent/past due be billed to inform the resident of their account problem and not surprise them with compounding late fees.
 - **Action:** Lauer will notify Michael that any past due account should be notified.

Legal Issues:

Star reported the Ashley Lane gate has been installed and that concludes SLP responsibility with regards to the Ashley Lane settlement agreement. Legal actions are all complete.

Action: Lauer is to contact Michael at CRA, to see if the Nyhan/Cantrell Insurance Policy has been submitted (required annually) this year. We do know that Cantrell needs to submit proof each year, we just don't know if it has been submitted this year).

Architectural Control Report:

Approval of Mike Brown's replacement building of the shed.

Parks Report:

Van Ruyckvelt reported she walked through the park and noted that a board on the picnic table is loose. She tested the swings, bars, etc also. She found no rust and the equipment seem solid. She plans to rake the bark around the swings next.

Kilburg mentioned the boards on the picnic table by the Fire Station need to be replaced and the area needs to be mowed down.

Action Items:

- Van Ruyckvelt will scan the approval of the architectural control request and e-mail it to Mike Brown.
- Lauer will check to see if we could set up an account with Lowe's or she will call the management company about getting a credit card or set up an account.
- Lauer will send a letter to ask the accountant who caused the Association to be late for a reimbursement of the penalty.
- Lauer will set up a meeting with her, Star, Franciosi (CRA), Erickson and the Auditor to get clarification on the audit report.

- Lauer will contact Franciosi (CRA) to find out about the bill from the Turner Law firm Lauer is to contact Michael at CRA, to see if Nyhan/Cantrell Insurance Policy has been submitted (required annually) this year.
- Lauer will take a newcomer's package to the new Association Member and will give a copy to Star and Van Ruyckevelt.
- Star said she would be willing to collect information from the board members and put it into a newsletter.
- Star will find out from Franciosi (CRA) what we can do, including garnishment of wages, with regards to late payments.

New Business:

Lauer reported that she had the newcomer's package at her house.

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

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.

The board discussed the garnishment of wages or turning off water of an association member who has been delinquent for over 2 years on the membership dues. Star suggested that the garnishment of wages hasn't been effective because the action was filed in the wrong court according to CRA who did the filing. Van Ruyckevelt made a motion for the board to send a letter to the member stating if the association dues are not paid the water will be shut off. Shurter seconded the motion and the motion passed.

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.

Board discussed future delinquencies and turn off policy. Erickson suggested each case be handled individually. Star suggested that the board stick with bylaw policy and that at the 60 day past due date, a notice be sent reminding the homeowner of the shutoff policy.

Star asked approval to purchase two file cabinets which will replace the computer cabinet in the fire department office. Purchased approved. Kilburg recommended that Star check into Salvage at the Laboratory.

Next meeting:

- Regular meeting – June 8, 2010

Meeting adjourned at: 10:00 p.m.