

SLPPOA Annual Meeting Minutes
September 11, 2010
Meeting held at Sierra Los Pinos Fire Station
Meeting called to order at 2:10 p.m.
Meeting adjourned at 5:15 p.m.

The meeting was called to order at 2:10 p.m. after the potluck, by President Jeff Erickson.

Secretary, Laurie Lauer, read the Annual Meeting Minutes from the September 2009 meeting.

Finance (Laurie Lauer)

The financial report was given by the Board Treasurer, Laurie Lauer. Currently we have not exceeded our budget for 2010 and there is \$27,054.48 in the LANB Account. Laurie Lauer presented the visual to show where money is being spent to date. Water 48%, Utilities 15%, Management Fees 8%, Legal 4%, Insurance 3%, Admin 5%, Reserve Allocation 8%, Accounting 6%, Roads 3%.

A question from the floor was asked concerning road grading this year. Judy Kilburg said that the roads will be graded before the snow comes, especially Aspen Grove, which is in bad repair. Another question was asked concerning the type of equipment that will be used to remove the snow. There was concern that using a road grader will remove more dirt from the road. Judy Kilburg reported a snow blower will be used again this year, to keep as much dirt on the road as possible.

Information concerning delinquencies was also presented. We currently have 11 members who are delinquent in paying their assessment, delinquencies total \$3,169.77. The board reported water service turnoff has been effective in collection of assessment. The annual dues payment for 2011 will change to payable in full.

The financial records for 2009 were audited by McKinney and Associates. Findings of the audit include: Financial statements vs. cash basis, our operating funds and reserve funds are currently separate and they need to be reported together; Accounts payable, invoices were not recorded in the proper period; interest income not recorded on income statement; and a reserve study has not been undertaken, to set up our assets and a schedule for repair and maintenance.

Legal Report (Suzanne Star)

Suzanne Star informed the membership there are three property liens for non-payment of assessments. We have initiated a new effort to shut water off for those people who have not paid their assessment. Last year, the board went ahead with the drinking water State Revolving Fund (DWSD), started in March 2009, which is a NMFA Green Reserve Project. We were denied because we didn't meet the qualifications.

NM Environment department had put SLPPOA on the priority list with NMFA for a loan, if the association budget could incur the debt service. The Board reviewed and approved the budget. We submitted a \$250,000 request for household meters and are awaiting qualification. Notification will come in two months, and the funds will be become available in April, then the

board can decide on whether we want to use the loan to pay for meters. It will first be a construction loan, and then when completed, it will be a regular loan, with 3% interest payable after a year for a 20 year term.

A question was asked if the county contributes to our services? The response from Suzanne Star was no, the county does not contribute to our services. The gentleman explained in an association where he lived, had turned their roads over to the county and the county took care of the roads on a 30 year contract. Suzanne Star reported if we had a mutual domestic we may be able to get a little bit better financing.

Dave Schmitt asked if this money would be for a preliminary engineering report. Suzanne Star reported that the green reserve project required no PER or environmental study report. A follow up question was asked as to whether this funding could be used for a PER. Suzanne Star didn't know if it was but said there may be money out there for that. Harold Corn asked if the loan was only for the meters and had to use the money for that. Suzanne Star thinks there will be conditions attached on the loan.

A question was asked if the board can make the decision to get the loan or do we have to go out to the association? Suzanne Star said based on legal advice no, the board does not have to have association vote if the debt service can be paid from the budget. The Board could however ask for association vote if desired. Dave Schmitt asked if the board would go ahead and finance a loan for meters that the membership does not approve. David added that we need a plan. Can the board take out a loan all the time and have the association have a liability without them knowing about it?

Sabine Shurter stated that Peter Nathanson was sent here to give us a PER, he could not give us a PER because we were not to a stage to be able to give him the data he needed for the PER. David Schmitt said there are professionals to look at our system and the projected life time for our system is 30 years. Other comments were to use the plan we have been given by Peter Nathanson and that is Phase 1.

It was suggested that the next board meeting to discuss a PER and suggest that we could possibly have a special assessment to pay for it.

Architectural Control Report (Suzanne Star)

Suzanne Star reported that Barbara Van Ruyckevelt developed a new property improvement form and it is now on the web. Any improvements need to be approved by the board before you build and improve your property. The form needs to be submitted within 30 days before work begins.

All complaints about architectural control issues need to be in writing and presented to the board. It gives us written documentation, in case we need to present the issue to an attorney or the person the complaint is about. Suzanne asked people how we should get people to comply to submit architectural control requests. It was suggested to put it in the Newsletters.

Jeff Erickson suggested the board could set up a fine system for those who did not submit requests or for people who let their property go to heck. One gentleman said that maybe we can get approval of the neighbors. Suzanne Star said the board member will go to the neighbors and give them an opportunity to discuss their problems.

Roads (Judy Kilburg)

Pete Meskimens was contracted for snow removal and road maintenance. Snow removal will be performed after Thompson Ridge, as Pete has been working their roads for many years.

- Roads were graded and smoothed out shortly after the first snowfall in October.
- Snow removal was required 8 or 9 times. There was one time when extra plowing was required in the high areas, in the Spring when the weather started warming. The plowing was needed to remove slush. I appreciate input from homeowners on conditions of roads in their area.
- Roads can get icy at times, so there are sand barrels placed strategically throughout the subdivision. It is up to individual property owners to use the sand as they feel necessary. Don't wait for a Board or roads committee member to do it for you. I hope to have more sand delivered soon so we can fill the barrels and have an excess pile for residents to use.
- Culverts and bar ditches are getting overgrown with shrubs and dirt. We're all in this together, so it would be very helpful if owners would keep their bar ditches and culverts cleaned out as much as possible. Don't rely on the Board to take care of everything for you, as there is not enough money in the budget to hire it all out. Along that line, please don't allow dead limbs, brush, pine needles, etc. to wash into the culverts either. One incidence of this occurred this summer which caused severe wash-out of a road that was previously in fairly good condition. We just don't have the money for these unnecessary repairs.
- Plans are underway to have the roads graded and some dirt will be brought in to fill the worst areas. Again, if you see an area around your property that could be filled in with the dirt from the sides of the roads, please shovel some in or if you have access to a four-wheeler, take a few minutes and pull it back onto the road. There is a pile of dirt by the fire station if you need some.
- If you notice exposed phone lines, call the phone company and have them burry them deeper. This doesn't have to be done by a Board member. Again, we're all volunteers here and everyone needs to take an active interest in making this a better place to live. The same goes for exposed power lines. Also please notify the Board if you find exposed power lines.
- A big "thank you" to all those who have been out there volunteering their time.
- Aspen Grove needs to be widened. Last winter it became very narrow, almost to the point fire/rescue could not get through.

Fire Wise (Howard Feigan)

Howard Feigan reported he has the county chipper and he can bring it to your house and chip the wood for members. The cost is \$35.00 hour to pay for Howard Feigan's time, and the chipper is free. He suggested having a chipper day for the association. Anyone that is interested can call him at his home at 829-3031. The chipper can chip branches up to 10" in diameter. Ann Cook reported that this would qualify us to keep our fire wise status. To keep the fire wise status we need to show that we are contributing 4K by the end of the year, December 31. The fire wise

program will also pay 70% for wood thinning and the home owner pays 30%. He also informed the members there is a wood splitter available for free to anyone who wishes to borrow it. A notice regarding this will put it on the web site and the next newsletter.

Water Report – Sabine

Major accomplishments – We have been working on quite a few things, the Hoovenweep well went out in July. HGS in ABQ worked on the well, they were able to get the well running and it is now pumping 13.5 gallons per minute which is close to the original capacity. Before it failed it was pumping 7 gallons per minutes. It will be a back up and help us during times with large demands.

We also installed a RF system for both pump houses. With the help of Dave Schmitt we were able to get this system on line. We don't have to manually turn the pump off and on.

Testing of main line isolation valves. Damien and Roy have been working on Household leak detection.

Water Report - Damien Spencer.

Overview:

Leaks (Detection and Repair).

They have checked about 40% of the homes for leak detection. Twenty of the 34 homes do not have shut off valves. He will post on the web the units and lots that have been tested. Unit 2 is finished, half of Unit 1 is finished and the rest of areas have been scattered. Damien has notified people if they have leaks.

There are leaks:

- On the mainline.

 - Los Griegos, in works to be repaired

 - Aspen pump house repaired

 - Hovenweep Well repaired

 - Fire Stands (1 under repair)

 - 3 found to be leaking 2 capped.

 - Coryphodon (low priority)

 - leak in main line, not pin pointed but does not seem to be a big leak.

Improvements –

Current Improvement

- Radio Frequency Float Controllers

 - Turn on and off pumps depending on tank levels.

- Sodium Hypochlorite (Chlorine)

 - Safer, cheaper, and easier to Manage (no more mixing).

 - Installed and Working

 - New LMI pumps and replacement injectors are needed.

Future Improvements (Need Planning and Funding)

Meters

House hold

Mainline

Storage

Additional Tanks

Chlorine Contacts Tanks

Uniform Shut-off Valves

Pressure Reducing Valves

Really high pressures on the system, if we reduce the pressure we may be able to reduce the leakage. A good pressure is about 40 lbs. He has seen here 60- 120 pounds.

Dave Schmitt added that sometime in the not too distant future, the new distribution system will need to be moved. There is a website for pressure reducing valves in case we wanted to do this ourselves. Damien will give Suzanne the website.

A question was asked if the home owners are paying Damien to do work on their property. Damien said the association is paying for him to pressure test the homes, because we do not have the meters. Another question was asked if a homeowner could fix a leak in their driveways. It was confirmed that they could do that.

Damien tests the home and will let the people know if the home is leaking or not leaking. Mark Stanley asked how many of the frost free stands were leaking. Damien said most of them are leaking.

A question was asked if a home owner could install a shut off valve themselves without the whole system going down. Damien said you need to contact him, the isolation valves need to be turned off and drained. He also said that even if we have meters, there should be a shut off valve at the house, so the home owner can shut off his water. Check valves are also an important thing to install in the homes, so that way when we drain the system the water will not be taken from the house and put back into the water system.

How you can help,

Volunteer

- call or e-mail,
- Damien to help in leak detection.
- He can teach you how to do pressure testing.
-

Repairs

Digging

Equipment

Shovel

Line Repair

Items you can do around home,

You can listen to your faucets, frost –free, and lines

Look for very green areas or damp areas.

Do Pressure tests

Pressure Gauge

Shut off Valve and Key

Toilet

Put food coloring in tank, come back in 15 minutes. If the color has gone into the toilet, then you have a leak.

Conserve Water

Weekend – (Most water consume)

Watering Schedule (for watering lawns). Divide up so weekends aren't the main consumption.

Major Hurdles

When managing household leaks, we have hurdles to overcome to get them fixed. If we even find leaks, the owner can decide whether he wants to fix the leak or not. The members were asked if they had any ideas on handling these problems. We could have the association install a check valve and shut their water off. If we had meters we could charge for the water that is used. We don't have anything in the by-laws for members not fixing water leaks. Or acknowledge a leak has been detected and put it on their web page. Damien said that most people have fixed their leaks.

We have two plumbers in the area, one in Jemez Springs and one in San Ysidro. Both are willing to come up here. Their contact information will put information on the website.

We have another situation, where one house was watering their driveway for 6 hours. It was reported that this wasn't the only time they have done it. Should water be allocated equally? How do we handle it? Brad Shurter said that La Cueva allowed only hand watering. Sabine Shurter stated that people should have water to use it as they want to. There will be a point where people will be allocated the amount of money to use. We need to figure out as a community what do we want to do. This is an incentive to think about it. We don't have legal ground. Deb said that we can fine people who are using excessive amounts of water. Albuquerque has certain amount of times they can water.

Ms. Shurter said we have a major hurdle to overcome.

We need to invest in our system.

Shutoffs to determine main line leaks. How can we get a water balance if we cannot isolate the households? It is hard to leak detect lines. System one has been checked. System II the isolation valves have been placed far apart. It is hard to do leak detection.

We need more closely placed isolation valves so we can test our main lines. Where do we get the money for that?

Bylaw Hurdle – we had two special assessments voted down. In order to change anything, we need a majority.

- Costly legal interpretation often needed before action. Our bylaws are not clear, we often have to go to an attorney.
- No budget driven provision
- Arbitrary 10% increase per year.
- Unrealistic quorum requirements to allow for change.

Where is the membership voice? It was suggested that we need to be proactive and go to our neighbors and have them show up.

Community

- What does the membership want?
 - Take the bull by the horns” and improve our situation?
 - Continue to “chew our cud” and live with the status quo?

The following retiring Board Members, were thanked for their service.

Jeff Erickson - 6 years volunteer service
Kent Wolford - 1 year volunteer service.

People running for election:

Laurie Lauer - filled a 1 year position (secretary – treasurer) in 2009-2010. She would like to be able to continue to help with activities in the board, so that other members will have more time to work on fixing the water system and roads.

Judy Kilburg - filled 1 year position (roads chair) in 2009-2010. She would like to see improvement of the roads.

Jan Studebaker - lived here for 27 years, been on other boards, some related to the water system, an expert in getting things done. Hoping that he can do that with this board, to push the water situation to a better place, our problems are very large, hoping to push it to the reality of a good water system.

Dave Schmitt - lived here since 1984 and would like to move forward and try to get coordination on water policy. He has been working on the system since he has been here. He firmly believes we need a plan. He would like to get a plan for the water system and try not to be too hard nose at the meetings. He likes living here too and would like to move forward on the water system. A question was posed to Dave – last time you were on the board you quit and are there any guarantees you will not quit. He quit because he couldn't get Suzanne to spend \$1500 dollars on the level system.

Sumner Dean - Dave Schmitt, nominated Sumner, but Sumner was not here to accept the nomination. But Sumner can come to the next board meeting, talk to the board and ask to be voted on the board.

Meeting adjourned 5:15pm.