Minutes of OWC board meeting 630pm 4Nov2024 at Placitas Library

This meeting was called to order on time. Dwight put forth the motion to start, multiple board members seconded that, and the vote was unanimous to begin the meeting.

Attendees were- OWC Board- Doug Pond, Richard Hogle, Steve Work, and Dwight Bozarth. Hilde Penhallurick (Bookkeeper) was also in attendance.

Other than the board, Overlook homeowners present were Jerry Peterson, Mark Anthony, Greg Comer, and John Fischer.

Dwight motioned that the minutes from the prior (Sep) meeting be accepted. Doug seconded and the vote was unanimous to accept those minutes into the record.

Dwight went over the agenda objective to review events since Sep and look ahead.

Financials were reviewed. Hilde led and Steve filled in.

$66k is in the bank. All past due bills are paid.

Leak relief was discussed. Hilde raised numerous points with Dwight’s draft. 1) Hilde suggested saying the first part is Introduction, not leak policy. 2) Richard wanted the introduction removed from the policy. The motion was put forward to remove it; this was 2nd’d and the vote was unanimous to do so. 3) Hilde wanted to change 14 days in 2 places to 1 month and 1 more month. Dwight motioned for such and Steve 2nd’d; the vote was unanimous to change. 4) Hilde wanted to send me other section changes she wanted, for me to compile using cut and paste, then run past the board. 5) Hilde said we needed to better define what a leak is; Dwight will improve his using the other Co-ops words. 6) Hilde said the AirBnB could be a special case for leak relief because it is a business, not a homeowner. Discussion resulted in agreeing there should not be a difference relative to water use, as the AirBnB homeowner has no less leak responsibility than other homeowners. 7) The motion was raised that the 20% more than normal number should be raised to 50%; it was 2nd’d and the vote was unanimous to make this number change. 8) Steve said we have 3 homeowners who should be considered for relief; Olmos, Camacho, Mitchell/Kanthak, and all of these had leaks in 2024. It was motioned that Hilde get back to these 4 parties and give them relief based on our existing relief policy, as our new policy is not yet approved. 9) On the side, Jerry asked if Olmos was up to date on his OWC payments because he is not up to date on his HOA payments; and our answer was ‘yes’. 10) Steve motioned that we put a reminder at the end of the new leak policy to suggest homeowners shut off their water when they leave for an extended period of time, to reduce the water loss if a leak occurs. The motion was 2nd’d and the vote unanimous to put it in.

Old business-

Overhaul of the old N pump. Dwight related that Steve had it ready for overhaul but we have to still check it’s amperage draw in order to decide if it’s worth it, and it’s a 2025 consideration.

Dwight related that Steve had the new smaller chlorine tank ready, and that will be a 2025 effort. Also that the larger panel at Well 2 is done, and the Well 3 monitor mounting clean up will get done in 2025. Dwight noted that the PRV work is on hold til 2025, likely doing 124 Overlook first then Black Bear Point afterwards….Steve has the valves ready but we’ll need bigger boxes and digging work.

For hydrants, Dwight said that 2025 will be when we paint the Black Bear hydrant top black, per SCFR fire chief direction.

Also, Dwight reported that the fire pump assembly needs the pump adjusted or reworked because the motor works but the pump does not turn when connected to the motor; this is another 2025 effort.

The corrosion of pipe from the East tank came up. Steve noted that he just today got an idea from DTC for capping the 2 present ports in the bottom of the E tank, then drilling a new hole at the floor level of the pumphouse, and running a new Sch80 plastic pipe thru that hole down to the bottom of the tank, for $3500. This sounded excellent to all, so Steve motioned it, Dwight 2nd’d, and the vote was unanimous to have this on the plan in 2025. This is effort is compared to Sunstate saying $12k to dig out all the old pipe under the pumphouse east wall and floor, and JnJ saying effectively‘no bid’. DNR had said $10.2k.

New business- Dwight spoke that we took the added step of signing an agreement to have a backup operator for the remainder of 2024, just in case JnJ turns out to need such.

Dwight also spoke that we put out solicitations for our operator in 2025 (because the contract is year to year), and JnJ said ‘no’, another operator said ‘no’, and we had a local operator say ‘yes’ so we are doing a meet and greet with him later in Nov as prep going into Jan2025. It was noted that water operators are very busy and in high demand.

Dwight brought up that he will be gone Christmas thru end of Feb and asked for someone to fill in. Steve volunteered, Doug motioned it, and the vote was unanimous. Dwight said he’d draft an annual report to be given at the annual meeting after the HOA annual meeting, for the board to improve it before giving it.

Dwight then read out loud his draft list of OWC tasks we have compiled, and requested the board members help with estimated cost and priority. Steve already had comments, and Dwight needs to get with him to fully understand them.

Next meeting- no more in 2024 unless something comes up, therefore the annual meeting following the annual HOA meeting appears to be the next meeting.

Hilde said we need to raise each tier of our rate schedule; base rate go to $30 and each tier up by $1. Dwight motioned it, Steve 2nd’d it, and the vote was unanimous. Notice to members is to go out with the early December water bill, and it should be included for mention in the annual meeting.

Hilde had another point on the leak policy- the relief request should be in writing, just delete the ‘electronic’ note.

Steve added a note that we need to look at the corrosion of the pipe from the pumphouse to the first gate valve, because there may be leaking including in that valve. The agreement was for Steve to fill in Dwight with more details of this, for possible work in 2025.

John then was invited to share his comments on our contracts. He spoke how we should be more careful with sticking to the language of contracts, what the state and federal regulations are regarding water systems, and how OWC should have an attorney available if needed. Dwight took his words as a wakeup call to OWC that business going forward needs to be more aware, cognizant, and compliant of and to the regs. Dwight noted that he sent John a copy of the new draft contract to get his input, but John said he wasn’t sure he’d seen and done that. So Dwight said he would send it again. Also, Dwight suggested that we see if John wants to come back to the OWC board in January.

Greg asked for a minute. He noted that OWC needs to be careful with legalese, and suggested that OWC get a water attorney to review the draft contract. Dwight said he would look into that with the board.

Hilde chimed in with another idea. That we give credits, not refunds. Dwight agreed and motioned, Steve 2n’d. The board vote agreed unanimously. Also, the direction to Hilde was to give relief here in 2024 still on the present/verbal relief policy.

Dwight asked if there were any other issues, there was no response. So he motioned to adjourn, Richard 2nd’d, and the vote was unanimous. The meeting was adjourned.