

Deer Lake Association Fall Meeting
Tuesday, March 29, 2022
La Mesa Presbyterian Church
7401 Copper Ave NE, Albuquerque, NM 87108

In-Person Attendees: Glen Flanders (President), Robert Starkey (Vice-President), Krystal Rodriguez (Secretary), John Bailey (Member at Large), Steve Coleman (Bookkeeper), Les Gibson, Victoria Hines, Bill Hines, Larry Wiles, Eduardo Rodriguez, Larry and Kathy Tafoya, Barbara Buxton, Damacio and Margie Otero, Rosie and Julia Starkey, Silas Suazo, Joe and Nadyne Bicknell, Cheryl, Bobbie Bailey, Lloyd and Kyla Wood, Lisa Berniklou, Randy Wiest, Lou Long, Connie Manzano, Sara Money, Jean Anderson, Mellissa, Pam and Mike Schiff, Dave and Nancy Kelly, Jerry and Connie Wenk.

Online Attendees: Roberta Gibson, Roberto Rodriguez, Jennifer Risley, and Ken Long.

Meeting called to order at 7:01 pm.

Opening Remarks: Glen Flanders made opening remarks. Stated that we continue to meet at La Mesa Presbyterian Church because other places remain closed to the public due to COVID.

Association Meeting Minutes Approval: Members were asked for feedback regarding the Deer Lake Association Meeting Minutes for October 2021. Two corrections were raised. The first change was requested by Eduardo Rodriguez to add his name to page 2 in regards to the fence discussion. The second change was requested by Victoria Hines to clarify the discussion on page 3 between personal short-term and long-term rentals versus short-term and long-term commercial rentals. **Motion to approve the Association Meeting Minutes for October 2021, as amended and explained above, was made by Larry Wiles, seconded by Eduardo Rodriguez, all were in favor of approving, none were opposed.**

Treasurer's Report: Glen Flanders clarified that approval of the 2022 Annual Budget would be discussed towards the end of the meeting as the budget would be contingent on what the association decided regarding lake maintenance, fencing etc.

Steve Coleman stated that 80% of the 2022 dues had been received as of the meeting date. There are 88 due paying members. The last few years we have collected 100% of the annual dues. The biggest expense incurred is the insurance for the lake and protection for the board members. He reiterated that Sandoval County assessed property taxes for the last 10 years in 2021 but going forward the annual tax bills is expected around \$120. The DLA bank account has approximately \$31,500. For the 2022 budget, Steve clarified that expenses related to fish stocking were not added due to the low water levels. **Motion to approve the April 2021-March 2022 Financials was made by David Kelly, seconded by Leroy Tafoya, all were in favor, none were opposed.**

Membership Input Forms: Glen Flanders stated that the Membership Input Forms, which was voted for in the October 2021 Association Meeting, was sent out in the February Dues notice to all due paying members (one per owner). Forms are due by April 30, 2022. Forms will be available to the association members.

Lake Maintenance: Glen Flanders stated that due to the lake's low water in the fall with not much snow accumulating this winter, lake maintenance needs to be agreed to by the association. Steve Coleman stated that there had been about 6.2" of snowpack in the winter of 2020-2021. This winter (2021-2022) Deer Lake has received about 5.8" and the median historically has been about 7.5". Further, he mentioned that there does not have to be much water in the lake to support lake trout and if the lake reaches 2-3 ft, the lake could be stocked to allow for summer fishing. Historically, the board would purchase 900-1,000 fish but last year only 200 were purchased because they were bigger in size. It was clarified that the pump would be turned on soon for the overall health of the remaining water.

Comments from association members regarding the lake maintenance include the following:

- Recommend we wait and see if the lake gets more water before stocking. – Eduardo Rodriguez
- Are we certain there is no breach in the lake causing seepage?
- Streams are flowing in other parts of the mountain, so maybe options to feed the lake from these streams should be investigated. – Victoria Hines
- Lower gate needs to be maintained (dug out) and reconnected to the culvert. Recommend doing this in the fall when the water level would be lower. It was recommended that money be allocated to this in the 2022 Budget under Lake Maintenance. – Larry Wiles and Steve Coleman
- Recommended that the association still have "Lake Perimeter Cleanup" to maintain the thistles and the weeds despite the low water level. – Sara Money

Glen Flanders stated that for 2021 he researched the Acquacide chemicals for the lake and their application. One hundred pounds of Acquacide was purchased and applied at two separate times. Each application was 50lbs in accordance with the manufacturer's labels. In addition, 50lbs of the AcquaClear (anaerobic bacteria) was purchased but never administered. With approval of the association, the board requests that the AcquaClear be applied in May or June of this year. **Motion to approve chemical application was made by Larry Wiles, seconded by Lloyd Wood, all were in favor, none were opposed.**

Fish Stocking: Glen Flanders requested approval, if lake reaches a certain level, to stock the lake and sell fishing licenses. The association agreed that the board can make this decision and proceeding accordingly.

Lake Fence: Glen Flanders stated that at the October 2021 Association Meeting it was recommended that the board investigate replacing the lake's fence with a "cow proof" fence. The lower lake is approximately 1,200 ft. Neds Pipe and Steel was contacted for a rough

estimate for a three-rail metal frame fence, and they stated it would cost approximately \$12,000 in materials and approximately that same amount in labor. The \$24,000 would not include the cost of the cement for the posts.

Comments from association members regarding the fence include the following:

- Steel has gone up 157% since December 2021. – Larry Tafoya
- Can barbwire be used? – Lloyd Wood
- Can the fence poles and rails be taken from the upper lake and used at the lower lake? – Les Gibson
- Cows have historically intruded and broken parts of the fence. Explained how he and his wife last summer experienced the cows breaking several parts of the fence within one-hour of fixing it. They can jump the fence. The fence needs to be higher to avoid breaking of rails. It may be a waste of money to continue to fix the wooden fence. Barbwire does not look as well so was avoided in the past by the association. – Steve Coleman

The association agreed that spending \$24,000, which would deplete our bank account significantly, was not reasonable.

2022 Budget: As stated previously, it was recommended that the surplus of \$1,285 be allocated to Lake Maintenance for fixing of the lower gate. **Motion was made by David Kelly to hire someone to fix the lower gate (used to drain the lake if ever necessary), seconded by Steve Coleman, all were in favor, none were opposed.** Robert Starkey volunteered to take the lead on this project.

Motion was made by Sara Money to approve the 2022 Deer Lake Association Budget, as amended and explained above, seconded by Larry Tafoya, all were in favor, none were opposed.

Road Maintenance: Eduardo Rodriguez, stated that he had spoken to Sandoval County, and they stated that when millings become available, they will be spread at Deer Lake. He will continue to check on this periodically to ensure that Deer Lake's roads are not forgotten. Glen Flanders stated that the County also contacted the association to inform them that while snow plowing this winter some of their machinery got stuck at the bottom of Aspen Road due to shrubs and not enough turning radius. Lot owners need to clear this area, or the County will stop servicing this part of Deer Lake. Glen will contact the affected lot owners to ensure they are aware of this circumstance.

Larry Tafoya, expressed concern that in an emergency there is only one way in and out of Deer Lake. It was stated that the U.S. Forest Service added a fire egress road, and the association should investigate if this road could be maintained. Further, it was stated that the wrought iron gate at the end of the egress road is not locked so it can be opened in an emergency. Silas Suazo clarified that the Department of Transportation owns the old HWY 126 so the association

would need to verify who really is responsible for this portion (DOT or Forest Service). The Board took the action to investigate this concern and see if we can get egress road maintained for safety purposes. Minor concern was raised by David Kelly regarding a potential for an increase in traffic from HWY 126 if this outlet is fixed. But it was stated this does not outweigh the safety concern.

Fire Safety: Glen Flanders stated that fuel production was in process and the piles that remain should not be disturbed per the U.S. Forest Service. However, if you see large logs on the ground or away from the piles those can be taken. Further, it was restated that the Cuba Soil and Water Conservation District's Fuels Reduction Cost Share Program (80/20 split) was sent out via the Deer Lake email listing and all lot owners should consider this if they are unable to clean their lots. The application process is open until the end of April 2022 and it's on a first-come-first-serve basis.

Rental Properties: Glen Flanders stated that it is recognized that this is a sensitive topic. The association voted to create a task force to work this issue. Silas Suazo, Task Force Lead, stated that the task force has not met to date as they are waiting the results of the Membership Input Forms which are due on April 30, 2022. The task force plans to meet in May 2022. Informal research has been done; however, he recommends that we look at all documentation to obtain the history on how Deer Lake expected to be governed. The task force's role is to gather information, which will be analyzed by the board and the findings will be presented to the association members. Ed Rodriguez stated that he compiled a paper regarding Air B&Bs and will wait to discuss. However, a copy was given to Silas Suazo to be reviewed by the task force.

Board Nominations: Glen Flanders expressed that two board member positions were up for election. Kevin Tracey, Treasurer, has decided not to continue as a board member. Further, Glen has served on the board for the last five-years and would like to step down. However, the board had not received any names or nominations to fill the two board vacancies. No association members present at the meeting volunteered to sit on the board. It was asked if Steve Coleman could fill the role of Treasurer. Steve clarified that his role as bookkeeper is to aid the board in having a consistent person maintain the financials. He does not want to fill a board position. Due to the lack of nominations, Glen Flanders agreed to remain on the board and the Secretary (Krystal Rodriguez) would fill the Treasurer position as allowed by the By-Laws. It was noted that one board position remained vacant and can be filled by the board if a willing candidate is found. **Motion was made by Larry Wiles for a nomination cease be declared by acclimation, seconded by Lloyd Wood, all were in favor, none were opposed.**

Motion to adjourn the meeting at 8:05 pm was made by Larry Wiles, seconded by Steve Coleman.