

Deer Lake Association Fall Meeting Minutes
Tuesday, October 24, 2023 at 6:30pm
North Domingo Baca Multigenerational Center
7521 Carmel NE, Albuquerque, NM 87113
Virtual via Zoom

Attendees (In-Person): Glen Flanders (President), Steve Holbrook (Vice-President) Robert Starkey (Treasurer), Krystal Rodriguez (Secretary), John Bailey (Member at Large), Steve Coleman (Bookkeeper), Cheryl Bailey, Dianna Coleman, Merrilou and Lou Long, Barbara Buxton, Jim and Jacque Mangham, Larry Wiles, Dave Kelly, Christine Padilla-Tolleson, Silas Suazo, Steve and Lisa Berniklau, Jerry and Connie Wenk, Lloyd and Kyla Wood, Sara Money, Rady Wiest, Roseanne and Julia Starkey, and Albert Montoya.

Attendees (Online): Ed Gibson, Eduardo Rodriguez, Jonathan Skiles, and Loretta Sandoval.

Meeting called to order at 6:30pm.

Welcome (President, Glen Flanders):

- Welcome Remarks
- The Spring 2024 meeting is tentatively scheduled for Saturday, March 9, 2024, from 10am to 12pm.

Introductions: All members present introduced themselves.

Association Meeting Minutes Approval: Members were asked for feedback regarding the Deer Lake Association Spring Meeting Minutes held on March 25, 2023. No corrections were recommended.

Motion to approve the Association Meeting Minutes was made by acclamation, motion carried.

Treasurer's Report: Steve Coleman (Bookkeeper) gave the Treasurer's Report. The Profit and Loss Report (April 1, 2023 to September 30, 2023) was presented to the Association to summarize the income and expenses incurred within the last six months. He reminded the Association that the fiscal year runs from April 1st to March 31st of each year. It was stated that the Associations biggest expense is general liability insurance for both the lake and the Board of Directors which will be paid in November 2023. The insurance bill increased by \$116 from last year which was less than budgeted. The next five months (Nov-Mar) the Associations incurs minimal expenses and electricity is the only routine expense.

Financial Audit: The Board reported that the annual Financial Audit of April 2022-March 2023 was performed by John Bailey and Randy Wiest. No findings were noted. Audit was completed on April 28, 2023.

The motion to approve the Profit and Loss Financial Statement as presented was made by Jacquie Mangham and seconded by Lisa Berniklau. Motion carried.

Bank Account: It was presented that the Association's funds are sitting in a savings account generating little interest. In past conversations between Association Members, Dave Robertson and Glen Flanders, it was raised as to why the Associations does not put some of the funds in a high interest-bearing account (i.e., CD, money market account etc.). It was suggested that the interest earned could go to pay

for the annual picnic or something similar. **The motion to move excess funds, amount to be determined once the lake's fence options were discussed, was made by Jacquie Mangham and seconded by Barbara Buxton. Motion carried.**

Lake Management: Deer Lake had one of the best years as far as water level, but we saw a lot of weed growth in the lake.

- **Chemicals** – the Association will revisit the chemical application in March 2024 for next spring/summer application.
- **Pump** - Association Members, Dave Robertson and Glen Flanders, worked together to have the pump rebuilt in early summer. After the rebuilding, the pump was still not operating correctly. A filter was replaced which fixed the pump to the point that it had to be turned down. Pump appears to be working correctly going into winter.
- **Weed Prevention** – Glen Flanders reported that he did not see any evidence that the barley bail which was put into the upper lake made a big difference and lost sight of the progress once the brush and growth took over. Association Member, Jacquie Mangham, stated that they put two bails in their pond on their property and saw good results. Discussion was had regarding the Association's ability to procure grass carp in the future as they are proven to really reduce weed growth. This will be looked at in the Spring 2024.
- **Fish Stocking** – 350 pounds of fish were purchased this summer for the lake. Fish were funded by fishing licenses as well as a generous \$500 donation received from an Association Member. Since the spring meeting is being held at the beginning of March, it is the Board's hope that a path forward on fish stocking can be decided earlier in the season.
- **Gate Valve** - The lake's gate valve is still missing. If you have it or know who has it, please let the Board know.

Fire Management: The Board has not received any updates on the fire management efforts planned by the U.S. Forest Service in and around Deer Lake. As soon as the Board receives the information it will be passed on to Association Members via email.

Road Management:

- **Old HWY 126/Emergency Evacuation:** Two months ago, Glen Flanders met with the U.S. Forest Service, specifically Mrs. Lisa Archuleta, and the road maintenance has been approved at the upper part of Old HWY 126. However, the Board is currently waiting to obtain the permit in-hand prior to initiating the project. Upon receipt of the permit, Association Member, Tim Chavez, will be contacted to perform the work. The grading of the road this year is at the expense of the Association; however, for future years, the U.S. Forest Service may be able to share in the cost.
- **Road Signs:** The Board has been working with Sandoval County to repair road signs at Oak Ridge Rd and Old HWY 126. The street name signs have been replaced but are still waiting for the speed limit signs to be replaced.
- **Aspen Road:** Sandoval County, Mr. Mark Morales, informed the Board that they have started to work on the maintenance of Aspen Road. If you own a lot on this road, please be sure that you maintain the brush on your property to ensure the heavy equipment can move through and turn around at the bottom.

Logo Competition: Ballots for the Logo Competition were handed out at the beginning of the meeting and printouts of the logos were displayed in the room. A few minutes were taken so that those that

needed to review the submissions could have the opportunity to do so. Ballots were collected and Association Member, Lisa Berniklau, assisted the Board with counting the ballots while the meeting continued.

Board Vacancies: Association Members were advised that there will be two board vacancies (Glen Flanders and Krystal Rodriguez) are up for nomination at the March 2024 meeting. Association Members were asked to consider joining.

Fence Committee Presentation:

- The Fence Committees presentation/hand out was passed out to all attendees at the onset of the meeting for members that attended in-person.
- Prior to beginning this discussion, Glen Flanders acknowledged the Fence Committee Members who researched Deer Lake's fence options who were Glen Flanders, Steve Holbrook, Jacque Mangham, Jim Mangham, Ed Rodriguez, Randy Weist and Larry Wiles (Chair) and thanked them for their efforts.
- Fence Committee Chair, Larry Wiles, discussed that the committee met several times and have identified four options with very distinct costs. Larry stated that most people had reviewed the options and asked if there were any questions.
 - For the minutes, the options presented were (1) Install a 2-rail pipe rail fence with "hog panels" between the rails (\$100,000+ range); (2) Install a 3 or 4 rail pipe fence around both lakes (\$35,000-\$45,000 range); (3) Rebuild the existing fence (\$10,000-\$12,000), and (4) Remove the existing fence and do not replace it.
 - No questions were raised.
- It was asked if the Association Members want a fence around the lake. The fence was put in place to mitigate weed growth which was thought to be caused by the cow manure at the time, no direct evidence of this, and it has surpassed its useful life and served the community well but now the cows are breaking it down. The lake never had a fence prior to the current fence that is in place.
- Association Member, Jacque Mangham, stated that it would be nice to keep the upper lake/swamp area fenced to keep the cows out of that mud/brush causing more trouble.
- **A Motion to remove the lower lake's fence in its entirety was made by Jim Mangham and seconded by David Kelly.** The reason for this motion was that the fence keeps the cows trapped in it and it's his belief that the cows will drink and move on to shaded areas. Further, it was stated that the Association can continue to work with the U.S. Forest Service to keep the fence on HWY 126 maintained to keep the cows out of Deer Lake all together.
 - Association Member, Sara Money, stated that she supports removing the fence around the lower lake and using the salvageable material to maintain the fence around the upper lake. Sara reminded the Association that she still has vertical posts on her property, and she would like to find a new home for this material. In addition, she mentioned that if in a year or so, if the Association decides it needs a fence around the lake, a replacement can be pursued then as well as methods to fund its installation.
 - Association Member, Ed Rodriguez, stated that he would like to keep a fence.
 - Association Member, Jim Mangham, stated that the Association could have workdays to walk along HWY 126 and help maintain the fence along this road, similar to lake cleanups.

A vote was conducted for the motion above based on lot owners present and number of lots owned. The outcome of the vote was 40 in favor and 13 opposed. The fence at the lower lake will be removed in its entirety.

- Association Member, Silaz Suazo, stated that only a small portion around the lake is used for fishing (around the floating docks). Recommended that we keep only a part of the fence from the docks over to the pump house so that members and their families have a well-maintained area for fishing that remained fenced and protected from the cows but let the other area of the lower lake open for the cows to have access to the water. **A motion to partially fence the lower lake so there is a designated fishing area from the existing fencing material was made by Silas Suazo and seconded by Steve Berniklau. A vote was conducted for this motion based on the lot owners present and number of lots owned. The outcome of the vote was 34 opposed and 19 in favor. There will not be a fenced fishing area around the lower lake.**
- **A motion was made to keep the upper lake fenced off and to use the salvageable materials from the lower lake to maintain and reinforce the fence at the upper lake was made by Sara Money and seconded by Lloyd Wood. A vote was conducted for this motion based on the lot owners present and number of lots owned. The outcome of the vote was 52 in favor and 1 opposed. The upper lake will be kept fenced and the fence will be maintained with salvaged material from the lower lake.**
 - It was discussed where the lower lake's material would be housed for future use. Association Member, Robert Starkey, volunteered his property for the storage of these materials if it was stacked nicely in a designated area.
- It was stated that it would be in the Association's best interest to remove the fence prior to winter to avoid more rails being damaged by the snowplows. The majority agreed to this path forward and volunteers were sought from those members present to help with this initiative. Volunteers were Steve Berniklau, Robert Starkey, Jim Mangham, Sara Money, and Glen Flanders. Secretary, Krystal Rodriguez, volunteered to contact these individuals via email as well as other volunteers to coordinate the demolition of the lower lake's fence in early November.
- **A motion to put a small fence around the pump house was made by Glen Flanders and seconded by Barbara Buxton. Motion Carried.**

Logo Competition Results: Association Member, Lisa Berniklau, concluded the count for the logo competition and logo #9 had the most votes thus winning the logo competition. Logo #9 was submitted by Association Member, Kyla Wood of Eureka Mesa. All those that provided their submissions were thanked.

Bank Account: Now that the Association had decided on a path forward to the lake's fence (removal of the lower lake's fence with no associated costs), it was stated that the association had about \$30,000 in savings and the question was raised again whether the Association want to put some money into a high-yield savings account or CD? **A motion to move \$20,000 into a short-term (6-8 month) account, earning 5% or more in interest, was made by Jacque Mangham and seconded by Larry Wiles. Motion Carried.**

New Business:

- **Emergency Fund:** Association Member, Larry Wiles, stated that he routinely hears that the Association has all this money, why don't we spend it? He suggests that the association come up with an amount to be retained for emergencies. **Motion to designate the \$20,000 in the high yield account for emergencies was made by Larry Wiles and seconded by Jacque Mangham. Motion carried.**

- Association Member, Steve Berniklau, recommended that the Association must now determine what would constitute an emergency for this money to be used so that it doesn't inadvertently get dipped in to for non-emergency costs.
- **Kudos:** Association Member, Lloyd Wood, commended the Board for their good work.

Motion to adjourn Deer Lake's Association Meeting at 7:46pm was made by Glen Flanders and seconded by Krystal Rodriguez. Motion carried.