

Deer Lake Association Spring Meeting Minutes
Saturday, March 8, 2025, at 10:00am
North Domingo Baca Multigenerational Center
7521 Carmel NE, Albuquerque, NM 87113
and Virtual via Zoom

Attendees (In-Person): Glen Flanders (President), Robert Starkey (Treasurer), Krystal Rodriguez (Secretary), John Bailey (Member at Large), Steve Coleman (Bookkeeper), Larry Wiles, Roseanne Starkey, Julia Starkey, Rose Arnell, Dave Kelly, Charles and Gail Peters, Jim Mangham, Roxanne Henning, Robert Rodriguez, Jerry and Connie Wenk, Randy Wiest, Eduardo Rodriguez, Merrilou Long, Larry and Kathy Tafoya, Sara Money, Melissa Parra, Mike Schiffer, Dianne Dragoo and Patrick Trujillo.

Attendees (Online): Bobby Bailey, Ed Gibson, Kevin Tracey, Cheryl Gleasner, Loretta Sandoval, Helen Herning, Bob Gleasner, Robyn Gleasner, Steve and Lisa Berniklau, Carrol Winn, and Marcelino Montoya.

Meeting called to order at 10:03am.

Welcome (President, Glen Flanders):

- Welcome Remarks
- Acknowledged the passing of Deer Lake Members June Powell and Bob Wayland.
- The Fall 2025 meeting is tentatively scheduled for Tuesday, October 28, 2025. However, later in the meeting it was agreed to hold the October 2025 meeting earlier in the month and it was tentatively scheduled for Tuesday, October 7, 2025.
- All Association Members present introduced themselves.

Association Meeting Minutes Approval: Members were asked for feedback regarding the Deer Lake Association Fall Meeting Minutes held on October 22, 2024. No corrections were recommended. **Motion to approve the Association Meeting Minutes was made by acclamation, motion carried.**

Treasurer's Report: Both Glen Flanders and Steve Coleman gave the Treasurer's Report.

- Insurance: There was an issue with the renewal of Deer Lake's Liability insurance. However, it has been corrected, and both policies (Board and Liability) have been renewed and are in effect.
- The CD was renewed in November 2024 and matures on March 18, 2025. The interest earned will be placed in the Associations account. It was discussed whether the Association would like to roll over the CD for another period that yields an interest rate of 3.99% for a 4-month term or 3.7% for a 10-month term. It was discussed that other financial institutions might have higher interest rates but then the Association will incur fees at Bank of Albuquerque if we were to move the balance. It was agreed that it was not worth moving the CD from its current location. It was proposed to table the decision the CD until the "New Business" topics were discussed.
- Financials were presented to the Association for the Period of April 1, 2024 to January 31, 2025 and it reflected a negative balance. The reason for this negative balance is because the revenue (dues) has not been collected/posted. Once the dues are posted, the Association is expected to have a surplus.
 - From January 2025 to March 8, 2025, 42% of the dues had been collected for the new fiscal year.
 - The Association has 100% of the dues collected for this fiscal year, with one owner submitting late in the year due to death.

- The Association still has available funds, which were donations, earmarked for fish. Fish are self-supporting and there are never any concerns about this cost.
- It was proposed to table the decision on next year's (April 2025 – March 2026) Budget until the end of the meeting and all concerns are addressed.
- The Financial Audit for April 2024 to March 2025 will need to be completed in April 2025. A volunteer was sought to help the Member at Large with this task and the Association Member, Randy Wiest, agreed to help complete the audit.

Lake Report: The lake is not looking good so far this year and with warmer temperatures the likelihood of any significant amount of snow to curb its condition is extremely low. There is no knowledge of any leaks or impediments at the lake. It was discussed that the lake is a "mountain lake" (i.e., holding tank) with no water source and its dependent on snow fall/run-off. Without snow, the lake's water source is nonexistent. If the lake is untreated, it will be a swamp. To aid the health of the lake, we can add herbicides which have had inconsistent results, or we can do something mechanically like pulling weeds which we need volunteers to help with this effort. The Association was asked as to what they would like to do this season regarding lake management and the suggestions were as follows:

- Have we thought about digging a well?
 - Glen Flanders informed the Association that digging a well to fill lake/ponds will not be permitted by the state. This is a no-go approach to bringing water into the lake.
- Recommended we pursue a study, without paying for it, seeking sources from the Government to help.

It was noted that even though we have low water levels, the aerators need to stay on to keep the lake from becoming swampy. If water level falls below the aerators, they will be turned off. Without further recommendations from the Association, it was recommended we do nothing to the lake this year and let mother-nature take its course. At a minimum, labor will be needed to cut weeds. **A motion to not apply herbicide at the lake this year was made by Glen Flanders and seconded by Robert Rodriguez. All were in favor. Motion carried.**

Prices have not increased from last year if the Association is interested in stocking the lake this year with fish. **Due to the low water level, a motion was made not to stock the lake was made by Steve Coleman and seconded by Eduardo Rodriguez. All were in favor. Motion carried.** In addition, it was discussed as to whether the Associations should invest in grass carp this year and that too was declined due to the low water levels.

It was noted that the benches and docks could use some attention and servicing. The Association was in favor in addressing this need this year and the cost should not be substantive outside the money already budgeted for the lake. Association Member, Marcelino Montoya, volunteered to assist with this effort.

The fence around the upper lake is in disrepair and is unsalvageable. **A motion to remove the fence around the upper lake was made by Larry Wiles and seconded by Eduardo Rodriguez. All were in favor. Motion carried.** The Board will coordinate this effort early in the season and a call for volunteers to help with this effort will be made to the members. In addition, the Board notified the Association that they will make a good effort to sell off the fence materials this year and the proceeds will be deposited back into the Association's bank account. If anyone knows of a buyer for this used material, please contact the Board.

The Memorial Board will be serviced this year by Glen Flanders, and he expects not to spend more than \$100 on oil and materials for this effort. Money has already been allocated for this effort in the budget.

In addition, it was discussed that Association Member, David Robertson, has one pump rebuild kit on-hand. The Board notified the Association that they intend to purchase a second kit to have on-hand and money has already been allocated for this purchase in the budget.

It was discussed whether there would be any benefit, with the water level being so low, to open the gate and empty the lake completely. Members offered that under Hugh Howie direction the lake was emptied, and heavy equipment was brought in to deepen the lake to reduce weed growth. We may want to take advantage of the low water levels to complete such tasks. At this time, it was agreed that the lake would remain untouched for most of the season and efforts could be revisited in October/November 2025. At this time, it was agreed to move the October 2025 meeting earlier in the month to allow for time to complete such tasks prior to the first snow fall in late October or early November.

Due to the low water level expected this season, it was asked to remind Association Members and their guests NOT to drive through the lake area with ATVs or UTVs.

Association Member, Larry Wiles, donated a flag for the lake's flagpole. Gratitude was expressed for this thoughtful donation. The flag will be raised early in the spring.

Fire Prevention: The Board has not received any updates from the U.S. Forest Service regarding fire prevention efforts within Deer Lake or its surrounding areas. As soon as information is provided, it will be shared with the Association Members via email. It was advised that lot owners keep the vegetation down on their property as fire danger is expected to be extremely high this year. Members expressed the need to find help to cut weeds on their lots and asked if anyone had recommendations. It was recommended that the Cuba Soil and Conservation District could be contacted for resources/grant information. In addition, it was recommended that the Cuba Swap Facebook page has been a useful source to find local help.

Road Maintenance:

- The emergency exit at the top of old HWY 126 was maintained by the Association last year. If the road needs to be maintained this year, Association Member, Tim Chavez, has agreed to do this for a nominal fee. This entrance should only be used for emergency purposes. The gate should always remain closed.
- The big pine tree that was at risk of falling which was located off Big Pine Road was removed by Sandoval County.
- Currently, there has been no discussion or news from Sandoval County regarding millings for the roads within Deer Lake.

New Business:

- **Association Funds:** Association Member, Eduardo Rodriguez, expressed the need to have a plan for the funds the Association does have to better the lake. Asked that the Association think about what can be done with the funds to better the lake and to produce a plan. One suggestion is to mend the fence around Deer Lake to keep the cows from entering which could be done through contracting help or pursuing the effort with the State/County.
- **Volunteers:** Discussion was had that more volunteers are needed to help at Deer Lake. If you are unable to volunteer send family members. Without volunteers work and progress cannot be made at the lake and its surroundings. If you are physically unable to help and have no family to help, bring water or treats for those volunteering. Come out to support the initiatives.
- **Membership Contact Information:** The Association was notified that the Board will not give out membership lists, names or contact information without permission. If information is requested, the Board will contact the individual and ask for permission prior to giving out their information.

- **Zoom Subscription:** The annual renewal of the Association's Zoom subscription is due in March 2025 at a cost of \$159.90. The Board asked if the Association wanted to continue to keep the Zoom subscription. **A motion to keep the Zoom subscription was made by Glen Flanders and seconded by Larry Wiles. All were in favor. Motion carried.**
- **Merchandise:** Krystal asked if there was any interest in doing another Deer Lake merchandise order. If so, she would update the price list and get the information out. However, if there was no interest, the merchandise would be dropped all together. Association Members did not express interest in new merchandise and therefore this effort will no longer be pursued.
- **Summer 2025 Events:** In the handout are the scheduled social events for the upcoming season, Association Members and their families are encouraged to mark their calendars and plan on attending.
 - Saturday, June 14 - Breakfast at the Lake
 - Saturday, July 19 – Happy Hour at the Buxton Cabin (Lots #108 & #109)
 - Saturday, August 9 - Outdoor Movie at the Starkey Cabin (Lot #111)
 - Saturday, August 30 - Labor Day Picnic (Location TBD)
- **Airbnb:** It was expressed that the Association should investigate amending the bylaws to exclude any new Airbnb's as lots continue to go up for sale. The Association voted 33 to 40 three years ago not to pursue anything, and the Board does not intend to pursue anything further on this topic. However, if the Association has changed their stance on this topic a member could make a motion to pursue such an activity. It was stated that there is interest in knowing what it would entail and the cost to amend the bylaws.
- **CD:** After all the discussions, there was no real need identified to have funds available in the short term. **A motion to enter into a 10-month CD at 3.7% was made by Steve Coleman and seconded by Patrick Trujillo. All were in favor. Motion carried.**
- **Budget:** After all the discussion, it was reiterated that the budget provided in the handout was a guide for the Board to manage the Association's expenses for the upcoming fiscal year. The Budget was approved by the Board on January 29, 2025. **A motion to approve the April 2025 – March 2026 Budget as presented was made and all Association members were in favor. Motion carried.**
- **Additional Dues:** It was suggested that the Association charge lot owners' additional dues if they are unable to volunteer or help at the lake. It was stated that the bylaws do not allow the collection of additional dues.
- **Board Vacancies:** There are three Board vacancies available for a two-year term. It was announced that Robert Starkey and John Bailey have agreed to serve on the Board for an additional two-year period. In addition, we have a nomination for Kevin Tracey to join the Board. No other Members expressed interest in serving on the Board. **Based on this, the Association, by acclamation, voted to have Robert Starkey, John Bailey and Kevin Tracey serve a two-year term on the Deer Lake Association's Board.**

Deer Lake's Association Meeting was adjourned at 11:45am.