

Deer Lake Association Spring Meeting Minutes
Wednesday, October 1, 2025, at 6:30pm
North Domingo Baca Multigenerational Center
7521 Carmel NE, Albuquerque, NM 87113
and Virtual via Zoom

Attendees (In-Person): Glen Flanders (President), Kevin Tracey (Vice-President), Robert Starkey (Treasurer), Krystal Rodriguez (Secretary), John Bailey (Member at Large), Steve Coleman (Bookkeeper), Larry Wiles, Roseanne Starkey, Julia Starkey, Kathleen Flanders, Dave and Nancy Kelly, Paul Curtis, Diane Coleman, Larry and Kathy Tafoya, Wayne and Ann Wolfe, Dianne Dragoo and Patrick Trujillo, Steve and Lisa Berniklau, Roxanne Henning, Jerry and Connie Wenk, Randy Wiest, Merrillou and Kenny Long, Sara Money, Barbara Buxton, Adam and Christine Tolleson, Leonard and Rosalie Gutierrez, Silas Suazo, Fernando Anchondo.

Attendees (Online): Bobby Bailey, Dylan Hamp, Helen Herning, Bianca Griego, Mark Money, Melissa Parra and Mike Schiffer.

Meeting called to order at 6:32pm.

Welcome (President, Glen Flanders):

- Welcome Remarks
- The Spring 2026 meeting is tentatively scheduled for Saturday, March 28, 2026, from 10:00am to 12:00pm.
- All Association Members attending in person introduced themselves.

Association Meeting Minutes Approval: Members were asked for feedback regarding the Deer Lake Association Spring Meeting Minutes held on March 8, 2025. 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.

Financials: The Association's Financials were presented for the Period of April 1, 2025, to August 31, 2025, as well as the Associations Balance Sheet.

- No questions were raised regarding the expenditures year-to-date.
- The Association remains financially solvent.
- Dues have been collected from all lot owners and there are no outstanding balances.

CD: The Association's 10-month CD is up for renewal on January 18, 2026. The Associations can seek a new term of 10-months at an interest rate of 3.65% or a 4-month at an interest rate of 3.94%. The Association held voting on a path forward until the end of the meeting to determine if there would be a need to liquidate any of the money currently tied up in the CD.

Financial Audit: The Financial Audit for April 2024 to March 2025 was completed by John Bailey, Member at Large, and Association Member, Randy Wiest by April 30, 2025. No questions were raised by the audit, and the financial books were approved.

Letter: Association Member, Eduardo Rodriguez, submitted a letter in advance to the Board which he requested to be read during the meeting due to his absence. The letter, provided at the end of the minutes, was read out loud to the Association.

Lake Report:

Lake Dredging: The Association discussed how the lake had been raked in the past to remove the growth at the bottom, and it was beneficial but resulted in a lot of waste that needed to dry out on the lake's edge. It was discussed that the City of Albuquerque has a long-arm dredger but securing something like that to help at Deer Lake would be very costly. The idea of draining the lake and installing a liner was discussed but there was concern that the liner could potentially cover up a potential spring/water source. The Association was asked if anyone had found any resources to aid in the dredging of the lake, but nothing was offered. The idea of a lake committee was discussed and ultimately turned down stating that the onus fell upon all to find a solution for the lake. With that said, the Association was tasked to find options and present them at the Spring 2026 meeting.

Note: Association Member, Mark Money, provided input via text message at the end of the October 1st meeting regarding his recollection of Deer Lake's dredging history which is being incorporated at the end of these minutes for record keeping.

Lake Chemicals: It was discussed that the herbicide needs to be applied in the spring as soon as the snow melts and before the weed growth starts to be the most effective.

Fence: The question was asked if any members would be in favor of making a motion to fence the lower lake. No motions were made.

Fence Material: The old fence material has been purchased by Association Member, Jim Mangham. He will also be removing the fence around the upper lake and retaining that material as part of the deal. It was stated that he does not need help removing the upper lake's fence.

Fire Report: The recent fire near Deer Lake was discussed and the Secretary, Krystal Rodriguez, gave a synopsis of the support and activities offered by the U.S. Forest Service to combat the fire. The Forest Service was able to fight the fire and keep it contained to about 5 acres. They did use water from the lake, which is part of a Memorandum of Understanding the Association has with the Forest Service. All in all, the members who were up at Deer Lake during the fire appeared to be content with the response and the support that the Forest Service provided. It was discussed that we can seek a cut line, as recommended by Mr. Rodriguez above, but it seems like a daunting task. It was stressed that everyone has a responsibility to keep their lots free of excess debris to aid Deer Lake's efforts to assist in preventing fires. It was asked if lot owners can clean Forest Service property if their lot buds up against their property. The Association did not have the answer and encouraged the lot owner to reach out to the Forest Service Cuba District Office for guidance.

Association Member, Roxanne Henning, spoke about her recent experience with the Cuba Soil and Water Conservation District who helped her in a cost share (80/20) program clean up old trees on her lot. They came in and cut down her dead trees and blocked the wood into 4-foot pieces. However, it is up to the lot owner to dispose of the wood. If anyone would like this wood, please contact Roxanne at 505-400-3319 to coordinate pickup as she would like the wood to be removed. In addition, there is unwanted wood, up for the taking at lot #19 (Dianne Dragoo and Patrick Trujillo's lot) if anyone needs firewood for the winter.

Green Waste Dumping: Vice-President, Kevin Tracey, informed the Association that the green waste site off County Road 11 (past the Cuba Fair Grounds) is no longer open for dumping. If you are caught dumping, you can face a \$400 fine. Green waste is now accepted at the Cuba dump for a nominal fee.

Road Maintenance: There has been no discussion or news from Sandoval County regarding millings for the roads within Deer Lake. The upper part of Old HWY126 remains accessible and open for members use in the event of an emergency.

New Business:

Hunting: There was an incident recently where a lot owner was hunting on their own lot with the proper permits. However, the animal crossed over into a neighbor's lot and died so the hunter did the right thing by asking the neighbor if he could enter their lot to obtain the animal. In accordance with the rules, this is the proper protocol. However, it was a shock to many lot owners that hunting is allowed in Deer Lake and on private property. As a result of this incident, the Board has further researched this with the Game and Fish Department. It was recommended, if you want to be clear that no one should hunt on your property you should put signs up on your property that state, "No Hunting" and "No Trespassing." The Board did look at the Bylaws and the Constitution for Deer Lake and there are no rules for/against hunting. If the hunter has a license they are within their rights. It was discussed that the Hunting Proclamation specifically states that you cannot hunt on private property without permission. In the case cited above, the Hunter asked for permission to retrieve the animal. Concerns were raised that not all properties are fenced, and people have dogs and/or kids running around and people should not be hunting within Deer Lake. Discussion was had regarding the pros/cons to prohibiting hunting within Deer Lake and the posting of signs throughout the community. It was agreed that the Game and Fish would be invited to speak to the Association at the March 2026 meeting in hopes to identify a path forward.

Loose Dogs: There was a report of a loose dog biting a guest of another lot owner. All members were reminded to keep their animals on a leash or fenced on their own property.

Break-In: The break-in that occurred in August off Sunshine Rd was discussed. The break-in occurred coincidentally on the same weekend that a large gathering was held across the road at a different lot. All members were reminded to use discretion when inviting people into Deer Lake. In addition, when leaving, be sure to lock up all valuables and ensure that your cabin/property is secure. Lastly, if you see something suspicious be vigilant and report it to the State Police or contact a Board member so we can contact the lot owner for awareness.

Board Vacancies in March 2026: There will be two positions (two-year term) open in March 2026 to serve on the Deer Lake Board. These positions are currently held by Glen Flanders and Krystal Rodriguez. Glen expressed that he does not intend to serve another term. If you are interested in serving on the Board, please contact the current Board to notify them if interested.

CD Revisited: As stated above, the Deer Lake's CD is set to mature in January 2026. After all the discussions, the need to liquidate the funds in the CD was not identified in the short term. **A motion to enter into a four-month CD at 3.94% was made by Patrick Trujillo and seconded by Kevin Tracey. All were in favor. Motion carried.** The four-month CD would mature in mid-May 2026 which will align with a new season at Deer Lake when funds may be needed to maintenance the lake.

Deer Lake's Association Meeting was adjourned at 7:28pm.

Attachments:

Letter from Association Member, Eduardo Rodriguez, regarding his recommendations for Deer Lake which was provided via email and read out loud to the Association Members.

October 1, 2025 Deer Lake Association Meeting

2025-2026 Deer Lake Plan of Future Projects

By : Eduardo Rodriguez

For Board and Membership Consideration

I have in my experience on several Boards always considered planning projects, with budget considerations, a budget approved in a policy driven manner and legal.

1. In light of the Deer Fire, a plan to work with the Forest Service for a 'cut line' and thinning of the forest southwest of Deer Lake as in the past.
2. Lake- Dredge the Lake within the depth allowed so as to keep the dirt that seals with water content above.
 - a. Use the dirt to cover the reed area to the south by the entry to Deer Lake so as to reduce the size of the lake by 1,000 to 2,000 [sq.ft.](#)
 - b. Thus reducing the size of the lake
 - c. For less fencing required
3. Fence the lower lake utilizing Deer Lake members that have welding skills
 - a. Use metal fencing that is less expensive, but with good esthetic value and strength required
 - b. Negotiate the labor cost with contracting Deer Lake members
4. Milling for remainder of old Highway 126 within Deer Lake with Sandoval County Cuba road crew. Build the budget accordingly and utilize the CD we have [REDACTED].

Around the years 2000-2012, the board consisted of Eduardo Rodriguez, Bob Bailey, Betty Robertson, Ed Case, and Hugh Howey/ We dredged the lake sometime therein by membership approval. It was dredged to the point where the caliche remained for water retention. It should be in the minutes during that period of time. Look in other minutes from other years, in case my memory is waning.

You all know, without a lake, our community will lose a major scenic value for future generations. Without a fence, there is no lake. The cows invade. Without water, there is no lake. Mother nature is in control. We pray for rain and snow pack. Can we somewhat control the current springs coming in from the forest, as our ancestors did?

Place this document into the minutes, when a board member/officer moves for such potential consideration. I cannot attend or be online for this meeting. Eduardo Rodriguez

Input, from former Association Member, Mark Money, regarding lake dredging, which was provided via text on October 1, 2025, at 7:30pm.

Deer Lake dredging, I am aware of multiple efforts to dredge and improve Deer Lake over the years that I have been associated with the Deer Lake community. As far as I know, the first serious dredging was one that I engaged around 1986 or 1987. I hired a drag line out of Farmington and used the money that the Deer Lake association was given for the water that the road department used for building new 26 to pay a dredge operator and the transport and return of the dredge along with the equipment subsequently in a dry year a very dry year I'm aware that Hugh Howie was able to get his backhoe into the lake when it was completely dry. The discussions I heard tonight were identical discussions I've heard since 1975. I think it's time the association took a step back and came up with a long-range plan for the landscaping and improvement of the lake or the future. I'm ashamed to say that every effort that has been made so far has not resulted in the debris recovered from the lake being dumped in another location. I'm sure that the expense of that should be considered the next time I strongly encourage the association to engage a landscape architect to survey the property and do a remedial plan. The Lake edges need to be improved and traded down or trailing down to the water. We need to create a safe area where there would be no steep areas or areas for children could fall into the lake and in the long run I think that's the best solution for the continuous water loss that we have would be to have the lake professionally lined with a clay liner after it's restored these kinds of projects are multi your projects, and I would strongly recommend that a committee be formed to talk to landscape architects and get a proposal so that you may have developed a plan and a sense of direction as to where the board would like to steer this the lake itself is a beautiful amenity. It would really be a shame to not take advantage of that beauty it enhances the land value of every single property owner, and we need to treat it with respect and loving care. ~ Mr. Mark Money