Deer Lake Association Fall Meeting Minutes
Thursday, October 29, 2026, at 6:30pm
North Domingo Baca Multigenerational Center
7521 Carmel NE, Albuquerque, NM 87113

Attendees (In-Person): Robert Starkey (President), Helen Herning (Vice-President), Kevin Tracey (Treasurer), Krystal Rodriguez (Secretary), Steve Coleman (Bookkeeper), Dianna Coleman, Larry Wiles, Karen Sluga, Robert Rodriguez, Dave and Nancy Kelly, Steve and Lisa Berniklau, Sara Money, Ralph Butler, Silas Suazo, Melissa Parra, Mike Schiffer, Jim and Jacque Mangham, Glen Flanders, Elena Gonzalez, Patrick Trujillo, Dianne Dragoo, and Wayne and Ann Wolf.

Meeting called to order at 6:30pm.

Welcome (President, Robert Starkey):

- Welcome Remarks
- Introductions Around the Room (name and lot number)

Association Meeting Minutes Approval

- Members were asked for feedback regarding the Deer Lake Association Fall Meeting Minutes held on March 28, 2026. No corrections were recommended. **A motion to approve the Association Meeting Minutes was made by Glen Flanders, seconded by Larry Wiles. Motion carried.**

Treasurer's Report - Both Robert Starkey and Steve Coleman gave the Treasurer's Report.

- The Association was provided a copy of last fiscal year's Profit and Loss Statement (April 2025 – March 2026). No questions or concerns were raised. It was clarified that Income – Sales are late fees collected by the Board. **A motion to approve last fiscal year's annual report was made by Sara Money, seconded by Jacque Mangham. Motion carried.**
- The Board coordinated the Financial Audit for April 2025 – March 2026 which was completed by Member-at-Large, Kevin Tracey, and Association Member, Steve Hayden, in April 2026. No audit findings were identified.
- The Association was provided a copy of this fiscal year's current Profit and Loss Statement (April 2026 – September 2026). No question or concerns were raised regarding current year's income or expenses.
- Current financial account balances were disclosed to the Association Members. The Association remains financially solvent.
- The Association's CD matured on September 18, 2026. A new 4-month CD was entered into at 1.99%, and it will mature on January 16, 2027. A better rate will be secured in January with the request for a new CD promotion versus a rollover.
- The Treasurer switched from John Bailey to Kevin Tracey in September 2026. Member-at-Large is now John Bailey.
- The Board, along with the Bookkeepers' help, was able to collect 100% of the dues this fiscal year and there are no outstanding balances.

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Lake Report

- Over the summer a lot of work was completed at both the upper and lower lake. All members expressed positive feedback on the work coordinated by the Board. No concerns or negative feedback was received.
- The Board expressed gratitude to Jim Mangham, Kevin Tracey, Marcelino Montoya, Leroy Tafoya and Rausel Fernandez for all their help with the labor.
- The Board clarified that although a lot of the labor for this was work was discounted or volunteer the Board still had to pay for supplies, gravel and its delivery, and use of heavy machinery.
- Gratitude was extended to all the volunteers that helped at the two lake cleanups this summer.
- Deer Lake has received a significant amount of rain within the last couple of weeks, filling the lake some. The old aerators were turned on and are currently working.
- Association Member, Steve Coleman, installed a measure stick at the lake by the drain valve. Being that the lake is deeper in the middle, you can use the measure stick plus one foot to get a rough idea of the lake's water depth.
- Treasurer, Kevin Tracey, contacted Rainbow Trout (out of Durango, CO) and they advised that six weeks prior to stocking the lake with fish, the lake should be filled with minnows, so the fish have something to eat upon arrival. They also stated they are willing to come inspect our lake and provide recommendations.
- If the lake has ample water, the Association Members expressed that they would like the lake to be stocked with fish in the spring 2027.
- President, Robert Starkey, intends to contact Sandoval County and request that when plowing in Deer Lake that as much snow be pushed towards the lake as possible to assist with filling the lake with runoff in the spring.

Water Issues

- President, Robert Starkey, informed the Association that this year his lot had red murky water. Water table dropped 22 ft at his lot this summer. To correct the issue his well had to be sleeved and compressed air had to be pushed to the bottom of the well.
- Vice-President, Helen Herning, informed the Association that this year her lot (on a shared well with four other lots) had no water pressure and was without water for six weeks. Water table dropped 33ft since it was last checked in 1993. To correct the issue, she had to install a pump savor.
- In both cases, Lee Ingram Well Service was used out of Lindrith, NM.
- Reiterated that water is extremely precious at Deer Lake and we all need to be cautious about its use to ensure we are all being good stewards of this natural resource along with being considerate of our neighbors to ensure everyone has access to water.

Wildlife

- This past summer, Deer Lake saw a lot of wildlife in the area.
- Gratitude was expressed to those that discontinued feeding the animals per the U.S. Game and Fish request thus preserving the animal's natural habitat to avoid being dependent on humans.

Signage

- Sample signs were distributed to the Association that our neighboring community, Bearpaw Ranch, has posted within their community located near Regina, NM.
- Member input was sought if Deer Lake should install something similar. Prior to the meeting, the Board sought clarification from Sandoval County, if Deer Lake could install similar signs. Sandoval County informed the Board that they would be if they are installed on the Association's property

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and not the streets owned by the county. Signs cannot mention “private roads” since they are county roads.

- Signs would be used as a deterrent.
- Association Members were receptive to installing similar signs.
- The Board agreed to come up with some examples of different verbiage to be used and will present it at the March 2027 meeting for the Association’s approval/vote. The goal will be to install signs early next year at the lake (near flagpole and Deer Lake sign).

Other Topics/New Business:

- President, Robert Starkey, has inquired with Bearpaw Ranch as to how they maintain their lake, its pristine. Awaiting feedback.
- Cuba dump is now open Wednesday, Thursday, Friday and Saturday each week. They now use compactors to reduce the waste size, and trailers are still not permitted.
- Reminded Association Members that in March 2027 there will be three Board Member vacancies up for election (Robert Starkey, Kevin Tracey and John Bailey). If anyone is interested in joining the Board, please let the current Board Members know.
- Secretary, Krystal Rodriguez, requested that a committee be formed to look at Deer Lake’s Bylaws for either update or amendment. The Bylaws were last updated in 2006 with Amendments following in 2015 and 2017. Two potential areas needing updated are (1) Requirement to issue biannual paper mailings when we can reduce costs and time/effort by sending out electronically and (2) Clarify Board positions and who has signature authority for the Association. Other omissions/clarifications/updates can be proposed based on committee input upon review. Committee was formed that will be chaired by Krystal Rodriguez. Association Members, Patrick Trujillo, Kevin Tracey, Helen Herning, Elena Gonzalez, Ralph Butler and Larry Wiles volunteered to be on this committee. The goal is to meet over the winter to be able to start socializing suggested changes to the Association in the Spring 2027 mailing and March 2027 meeting.
- Over the winter, the Board will be researching and potentially moving the email services currently used to send emails to all members. The Board is currently experiencing difficulties with the free service offered by MailChimp and will determine if the Association would benefit from a paid service or another platform. Members were advised to keep an eye out for any changes. Association Member, Sara Money, volunteered to assist in finding a viable platform for the Association to use.
- Association Members were notified that in the March 2027 mailing; the Board will be including Contact Cards for all members to complete so that the Board can update the Association Records with the most current contact information for its members. Members were advised to keep an eye out for this, complete it and return it with their dues in March 2027.

Deer Lake’s Association Meeting was adjourned at 7:25pm.

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