

Agenda

Hidden Lake Property Owners Association (HLPOA)

Saturday, August 5th, 2023 from 9:00am-12:00pm

@ Hidden Lake Lot #63 (on Lake)

and via Zoom Conference (dial-in information below)

Order of Business

Call to Order

- Proof of Meeting Notice
- Welcome and Opening Remarks
- Welcome New Members and Turnover Statistics
- 2022 Meeting Minutes, Member Acceptance

Ongoing Business

- Board Activities Over Last Year - John Adamick
- Property Manager Report – Troy Padilla
- ACC Committee Report – Mark Lujan
- Lake Committee Report - John Adamick
- Hidden Lake Website Update – Mark Maestas
- Wildfire Risk Reduction Committee – Brad Snyder
- Guest Speaker – Rick Smith, Cimarron Watershed Alliance

New Business (Members Only)

- Treasurer's Report - Brad Snyder
- Election of Board Members – 2 positions with 3-year terms
- Any Other Business

Call for Adjournment - A brief Board of Directors Meeting will follow after adjournment.

Welcome New Members

- *Lot 5 – BJ & Myriam Rice from Corrales NM*
- *Lot 6 – Mark & Laura Baca from Santa Fe NM*
- *Lot 7 – Larry Vigil from Rio Rancho NM*
- *Lot 11 – Christopher Boykin & Tina Martin from Angel Fire NM*
- *Lots 13/14 – Craig Vroman & Esemé Finley from Albuquerque NM*
- *Lot 17 – Michael & York Gray from Kingwood TX*
- *Lot 22 – Dylan & Norah Schaumberg from Centennial CO*
- *Lot 26 – Tim & Sherry Lynn*
- *Lot 54 – David & Cynthia Fazzino from Anna TX*
- *Lot 56 – Allen Paksima & Barbara Barron from Richmond TX*
- *Lot 87 – Pamela & Ernest Ferguson from Buffalo TX*
- *Lot 92 – Debra & Brad Bray from Highland Village TX*
- *Lot 95 – Mike & Jane Hartley from Bailey TX*

**Hidden Lake POA
Policies & Procedures**

Originally Published: May 8, 2019

Revised October 14, 2022

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Architectural Control Committee (ACC)

- **ACC Team:**

- Mark Lujan (Chairman): Construction experience over 20 years, owns construction company. HL Home Owner
- Sean O'Hara: Licensed architect and owns an Architectural firm. HL Home Owner
- Mark Maestas: Construction experience over 20 years and works in the construction field. HL Lot Owner

- **ACC Recommendations:**

- Read covenants and policies before starting design
- Site Plan should be starting point
- Types of improvements: Sheds (less than 200SF), houses, driveways, all utilities, RV Pads, etc....
- Apply with ACC before getting permits or starting construction
- Send questions and application to mark@marklujan.com

A scenic landscape of a lake surrounded by mountains, with a teal-to-white gradient overlay. The text is centered over the image.

Lake Committee Report

August 2023

Board Actions

- **Continued to maintain our electric aeration system (16 compressors). Periodic maintenance required especially on older units.**
- **Our 1 windmill aerator was seriously damaged due to high winds in March. Evaluating cost/benefit of replacement vs dismantling.**
- **Installed Biochar “socks” (~\$3700) in May to lower phosphate levels in lake and reduce planktonic algae.**
- **Stocked 2,050 rainbow trout to go with carryover fish from last year. Smaller fish purchased to help reduce cost.**
- **Continued to work with board and property manager to develop plan to improve drainage along our roadways with the end result being better water flow into the lake (and better roads)!**

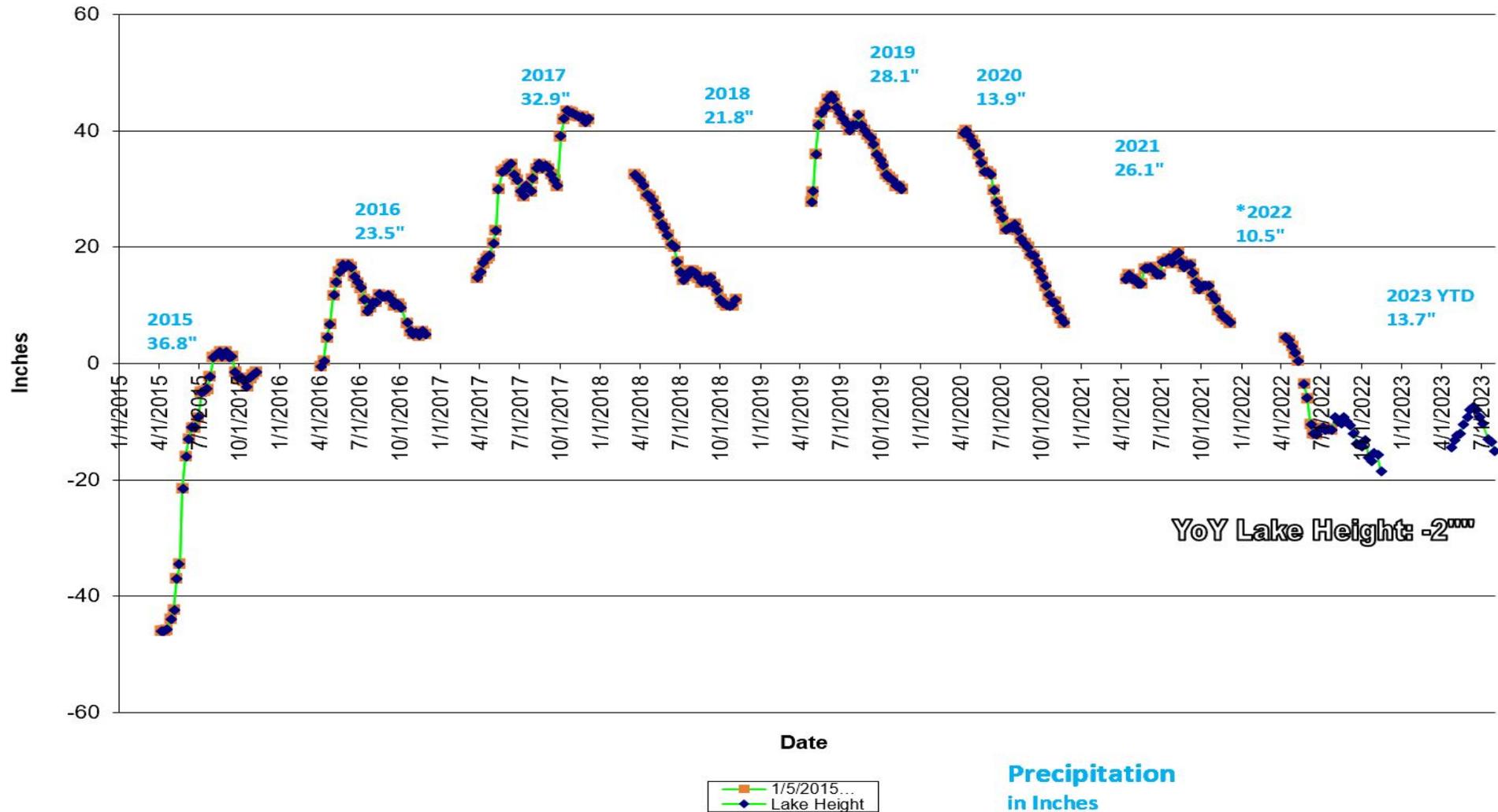
Observations

- Lake level is down about 2” Y-o-Y even after good (171” snowfall) last season. But still within historic norms.
- The aeration system is providing very good levels of dissolved oxygen throughout the lake. Further aeration systems don’t appear to be needed.
- Fishing reports have been very good on the lake this year. Vintage 2022 fish average ~18-19” in length and vintage 2023 are 12-14”
- Too early to confirm but Biochar “socks” appear to be working. Early season planktonic algae has disappeared and lake waters are very clear at present.
- Other rooted plants (mosses, etc) are found in the shallow areas of the lake but are not thick and do not impede boat activity.

Monthly Lake Height Since 2009



Lake Height 2015 – July 2023



Dissolved Oxygen Measurements

7/28/2023 Aerated Zone, ~10' from aerator
5:00pm Cloudy, light wind

DEPTH (FT)	DO (PPM)	TEMP (C ⁰)
1	6.9	20.0
3	6.4	19.7
6	5.7	19.4
9	2.5	19.2
Ttl depth 10'		

7/28/2023 ~30' from aerator
5:20pm Cloudy, light wind

DEPTH (FT)	DO (PPM)	TEMP (C ⁰)
1	7.5	19.7
3	6.7	19.7
6	6.6	19.7
9	5.3	19.1
12	5.4	18.9
Ttl depth 13.5'		

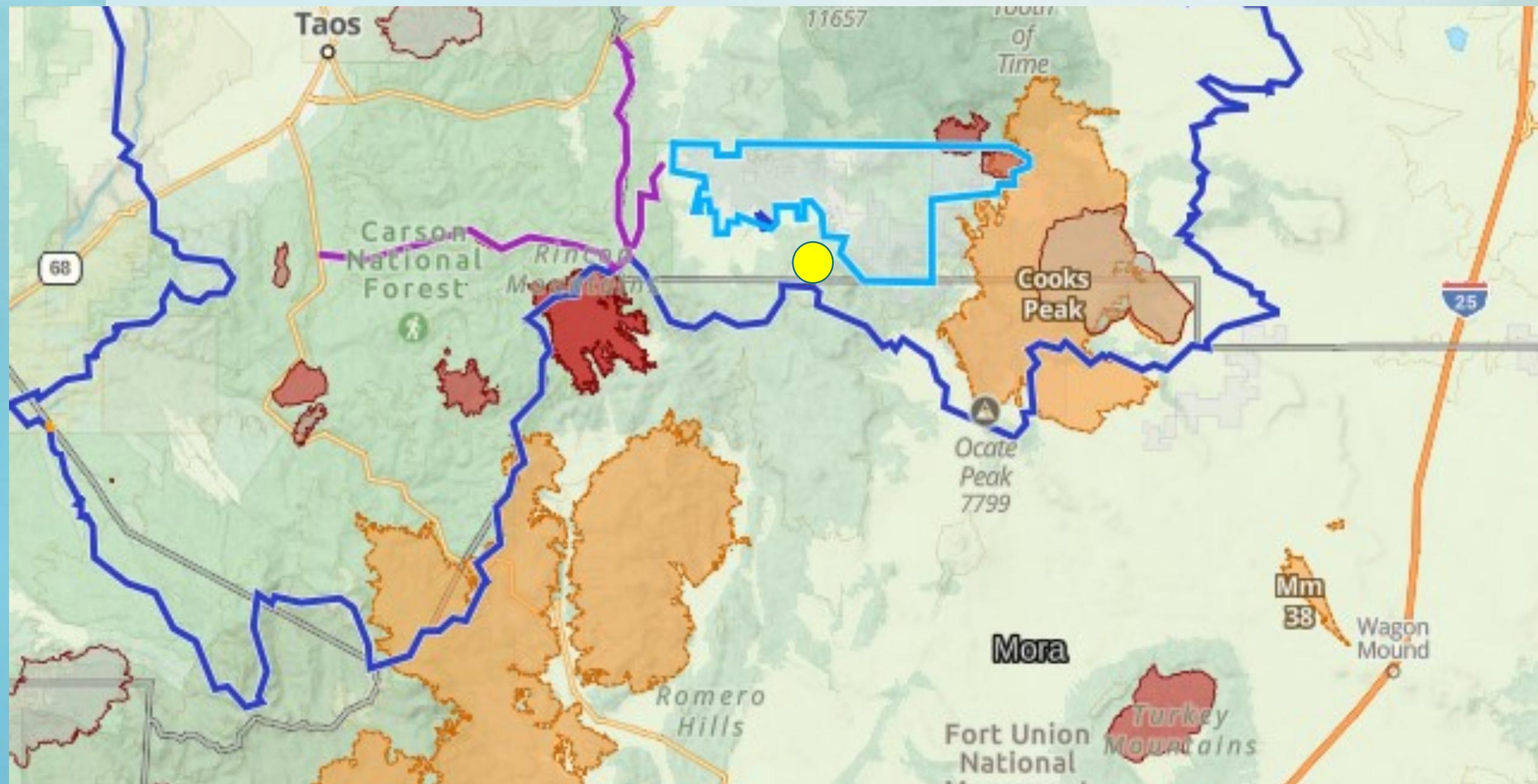
7/28/2023 West side of lake, no aerators
5:10pm Cloudy, light wind

DEPTH (FT)	DO (PPM)	TEMP (C ⁰)
1	6.1	20.4
3	6.1	20.3
6	5.7	19.9
9	5.1	19
12	4.8	18.9
15	3.85	18.8
Ttl depth 16.5'		



Guadalupita (9.3m)





The background features a serene landscape with a calm lake reflecting the sky and distant mountains. A solid blue vertical bar is positioned on the left side of the frame. The text is centered in the upper portion of the image.

Rick Smith – Cimarron Watershed Alliance

Financial Summary 07-2023

Debit Card

Beginning Bal	\$2,026
Credit/Transfers	\$0
Expense	\$400
Ending Bal	\$1,626

Oper Cash

Beg Bal	\$50,680
Income	\$164
Expense	\$8,276
Ending Bal	\$42,568

Cash Reserve

Beg Bal	\$100,000
Income	\$0
Expense	\$0
Ending Bal	\$100,000

Regular Monthly Spend Rate (incl Debit, Excludes Exceptional Expenses)

Jan 2023	\$9,877	inclusive
Feb 2023	\$4,162	inclusive
Mar 2023	\$5,338	excludes \$919 Diesel fuel from AF, \$2,176 new/used grader tire, \$953 tow fee for grader
Apr 2023	\$5,401	excludes fuel \$50; Tire \$239; Taxes \$1,056; Diesel \$3,061
May 2023	\$4,279	excludes \$5,989 grader repair, \$1,538 BioChar, \$1,347 Prop Tax, \$729 Tax Prep, \$2,118 Lake Consultant
Jun 2023	\$5,104	excludes \$523 Dock Repair Parts, \$5926 Fincial Audit, \$2353 Website, \$917 Mountain Supply TruValue
Jul 2023	\$5,716	excludes \$365 Aquatic Consultants, \$1032 US Treasury, \$1563 Farmers Ins
Aug 2022	\$4,983	inclusive
Sep 2022	\$7,702	excludes \$2,500 Maestas payment, \$3,800 Gate Balance
Oct 2022	\$4,452	excludes \$1,740 Luhan payment
Nov 2022	\$4,020	excludes \$8,592 GM Emulsion
Dec 2022	\$8,510	excludes \$4,040 Gate payment,
Min	\$4,020	
Mean	\$5,795	
Max	\$9,877	

Pending Transfer of 2022 Equipment Replacement funds (\$20,500) **ON HOLD**

A/R	Current	1 - 31	32 - 62	63 - 90	> 90	TOTAL
TOTAL	0.00	40.00	-175.00	171.15	6,896.88	6,933.03

BUDGET STATUS YTD	Actual	Budgeted
Total Income	\$108,786	\$110,400
Total Expenses	\$86,202	\$122,890
Net Income	\$22,584	-\$12,490

Recommended 2023 Capital Expenditures

Culverts, New and
Reconditioned \$15,000

Possible Future Capital Expenditures ESTIMATED

Helipad \$45,000
 Gazebo \$30,000
 Picnic Area at 5-way \$5,000
 Gate Electrical Trickle Charger \$600
 Mower attachment \$3,000 \$3,000
 Chipper (grant?) \$90,000
 Mailboxes \$2,500

AUDIT REVIEW STATUS NO ADJUSTMENTS RECOMMENDED

REPORT IS COMPLETE 5/15/2023

Cost : \$5,926

Repeat every 3 years

AXIOM Certified Public Accountants, ABQ

The background of the slide features a serene landscape of a calm lake reflecting the surrounding green mountains under a soft, hazy sky. A solid light blue vertical bar runs along the left edge of the slide. The text is positioned in the upper left quadrant of the slide area.

Board Member Elections

Other New Business