

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

Table of Contents

- **Purpose of Policies and Procedures document.....Page 2**
- **List of Key HLPOA Legal Documents.....Page 2**
- **Purpose of Articles of Incorporation.....Page 2**
- **Key Elements of Articles of Incorporation document.....Page 2**
- **Purpose of Bylaws.....Page 3**
- **Key Elements of Amended and Restated Bylaws.....Page 3**
- **Purpose of Covenants.....Page 5**
- **Key Elements of Corrected Declaration of Protective Covenants....Page 6**
- **Purpose of Policies and Procedures.....Page 9**
- **Policies and Procedures Enacted.....Page 9**
 - **Policies and Procedures Enforcement (05/08/2019).....Page 9**
 - **Architectural Control Committee (05/25/2022).....Page 10**
 - **Indemnity Agreement (03/17/2017).....Page 13**
 - **Lake and Floating Dock Use Protocol (05/25/2022).....Page 15**
 - **Vehicle Use on HLPOA Property (03/04/2020).....Page 16**
 - **Financial Controls (9/30/2018).....Page 18**
 - **Air Curtain Incinerator Protocol (07/07/2021).....Page 19**
 - **Snow Removal (05/08/2019).....Page 22**
 - **Member Odd Jobs (03/08/2022).....Page 23**
 - **Diesel Fuel Policy (03/08/2022).....Page 24**
 - **Document Retention Policy (08/01/2020).....Page 25**

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



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)!

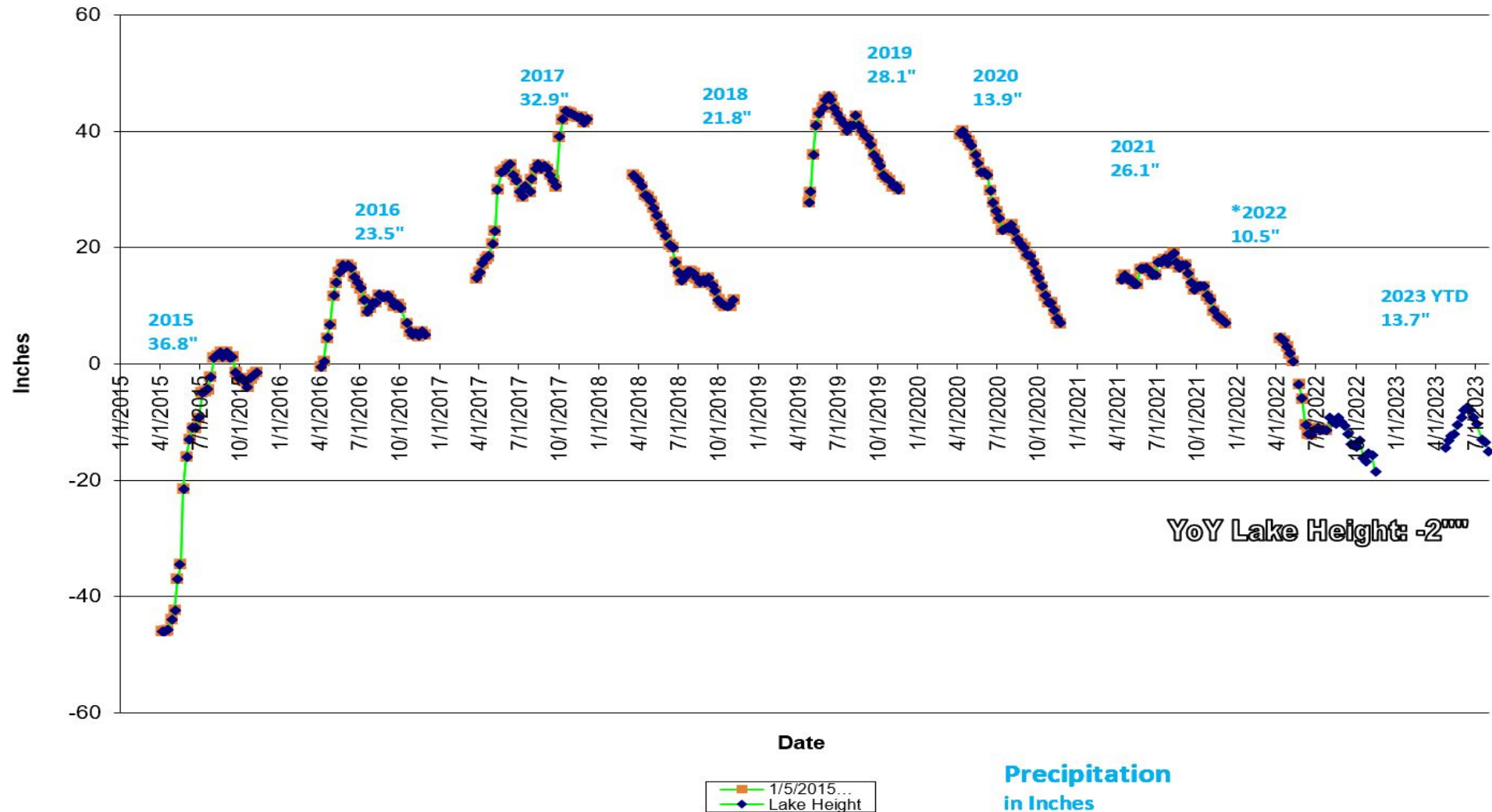
Observations

- 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'		

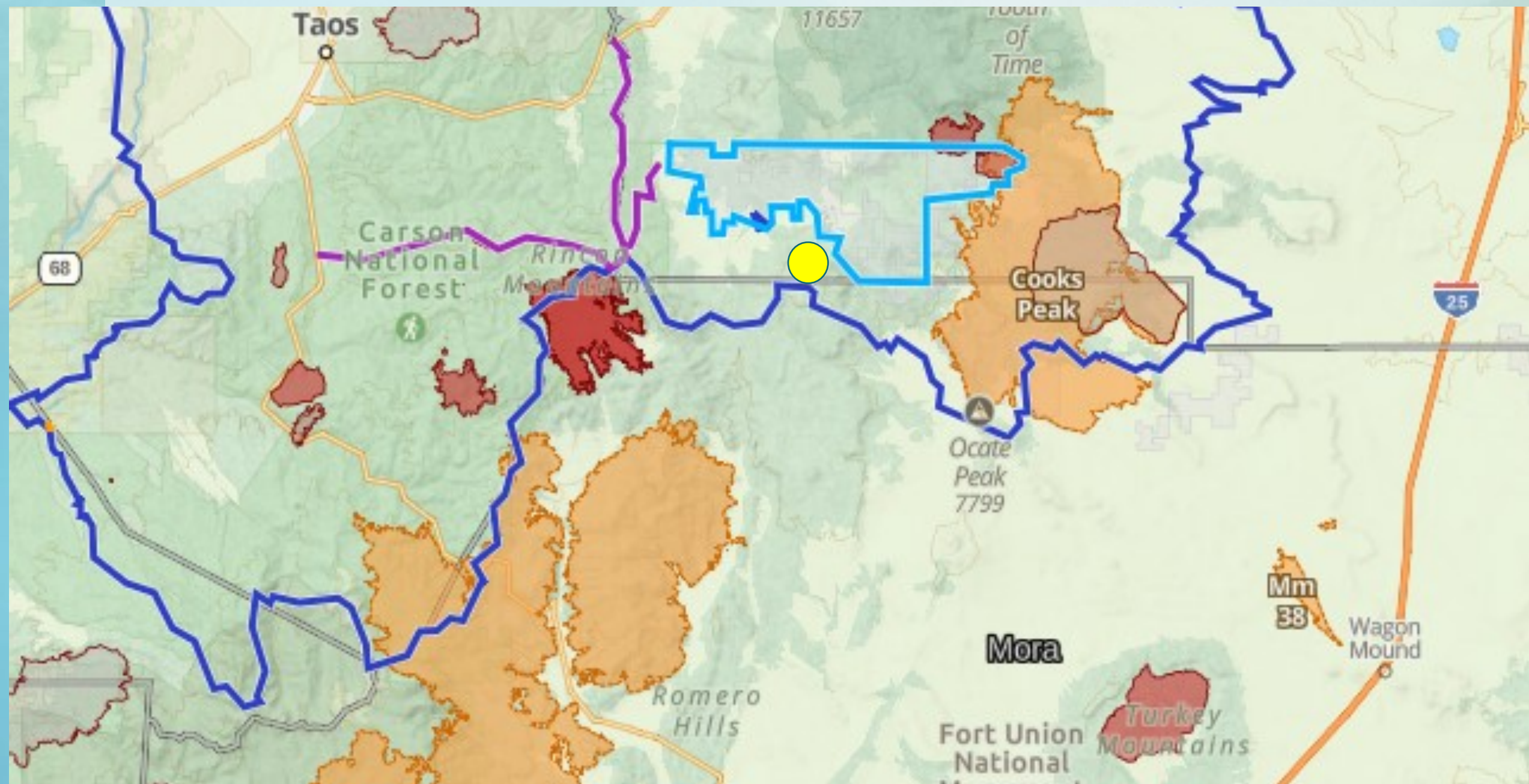
7/28/2023 West side of lake, no aerators
5:10pm Cloudy, light wind

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'		



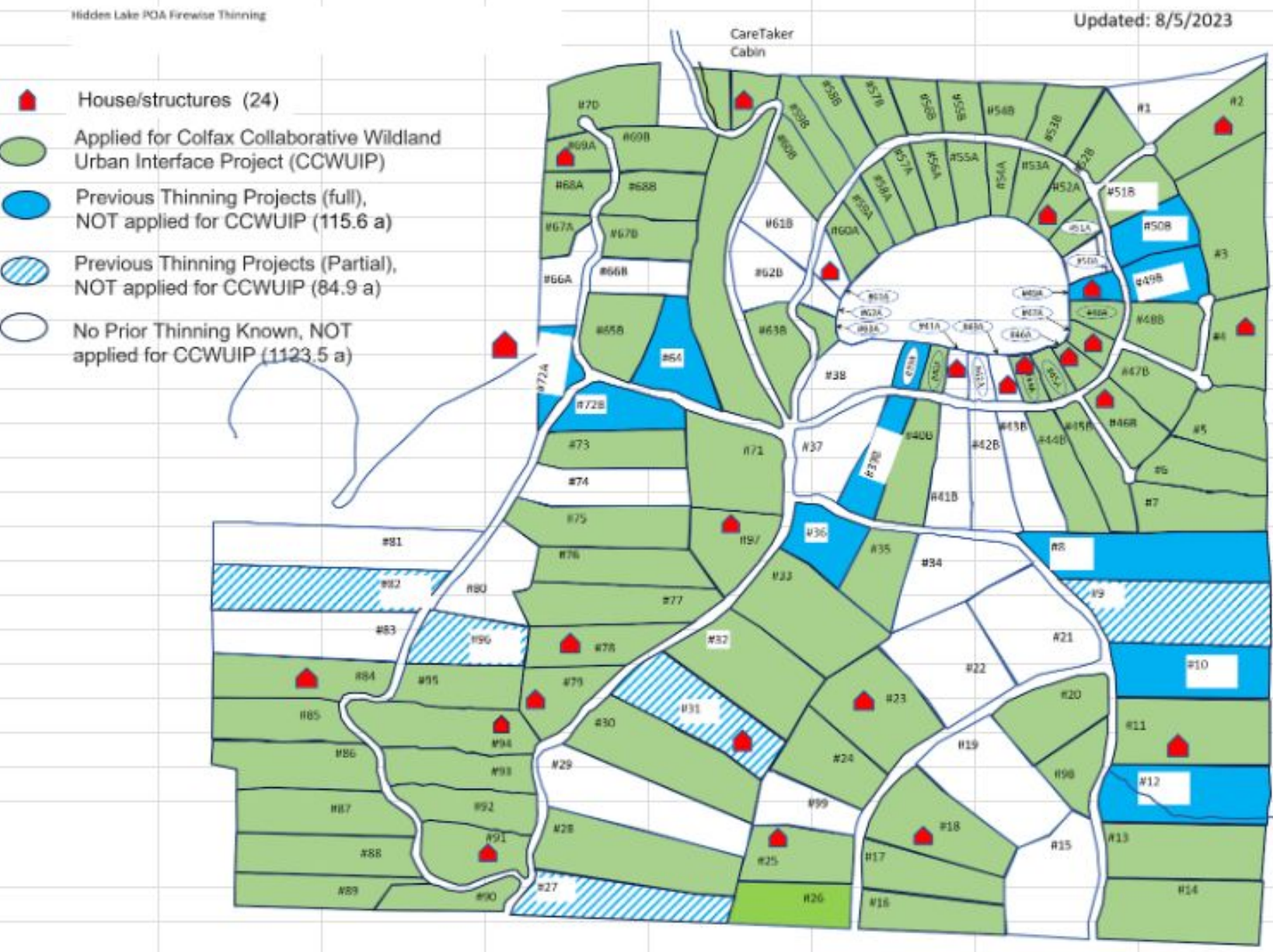
Guadalupita (9.3m)





FireWise Committee

Brad Snyder
John Adamick
Troy Padilla
MaryBeth Kochis
Ian Kasnoff
Matt Rogers
Brad Bray
Tim Lynn



24 Structures/Homes

768.924 acres requested
1324 acres HL total
58.08% % acreage

64 lots 49 owners 7/20/2023

73 Neighboring HL Acreage
2 Neighboring Owners

The Carey's are not part of HL but have have 68 acres on both sides of the Hidden Lake road where it intersects with Hwy 120. (Per Kim Wright email 6/6/2023)

Gary & Carrie Alsop 5a outside hl gate

The background of the slide is a photograph of a calm body of water, likely a lake or a wide river. The water is a light blue-grey color, reflecting the sky. In the distance, there are rolling hills or mountains, some of which are covered in green vegetation. The sky is a pale, hazy blue. The overall mood is peaceful and natural.

Rick Smith – Cimarron Watershed Alliance

Financial Summary 07-2023

Debit Card		Regular Monthly Spend Rate (incl Debit, Excludes Exceptional Expenses)	
Beginning Bal	\$2,026	Jan 2023	\$9,877 inclusive
Credit/Transfers	\$0	Feb 2023	\$4,162 inclusive
Expense	\$400	Mar 2023	\$5,338 excludes \$919 Diesel fuel from AF, \$2,176 new/used grader tire, \$953 tow fee for grader
Ending Bal	\$1,626	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
Oper Cash		Jun 2023	\$5,104 excludes \$523 Dock Repair Parts, \$5926 Fincial Audit, \$2353 Website, \$917 Mountain Supply TruValue
Beg Bal	\$50,680	Jul 2023	\$5,716 excludes \$365 Aquatic Consultants, \$1032 US Treasury, \$1563 Farmers Ins
Income	\$164	Aug 2022	\$4,983 inclusive
Expense	\$8,276	Sep 2022	\$7,702 excludes \$2,500 Maestas payment, \$3,800 Gate Balance
Ending Bal	\$42,568	Oct 2022	\$4,452 excludes \$1,740 Luhan payment
		Nov 2022	\$4,020 excludes \$8,592 GM Emulsion
Cash Reserve		Dec 2022	\$8,510 excludes \$4,040 Gate payment,
Beg Bal	\$100,000		
Income	\$0	Min	\$4,020
Expense	\$0	Mean	\$5,795
Ending Bal	\$100,000	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. In the foreground, a calm body of water reflects the sky and the surrounding environment. In the middle ground, a small boat with a person is visible on the water. The background is composed of rolling hills or mountains under a soft, hazy sky. The overall color palette is dominated by light blues, greens, and whites, creating a peaceful and professional atmosphere.

Board Member Elections

Other New Business