

Hidden Lake Property Owners Association (HLPOA)
Saturday August 5th, 2023 9AM-12PM
Meeting Minutes DRAFT 9/19/23

Call to Order

The meeting was called to order by Adamick at 9:12 AM.

- Maestas confirmed proof of meeting notices which were distributed on 6/1/23, 7/5/23, 8/1/23
- Mark confirmed a quorum at the start of our meeting, with 34 Lots represented.
- John welcomed our new lot owners: Lot 5: BJ & Myriam Rice, Lot 6: Mark and Laura Baca, Lot 7: Larry Vigil, Lot 11: Christopher Boykin and Tina Martin, Lots 13/14: Craig Vroman & Esemé Finely, Lot 17: Michael & York Gray, Lot 22: Dylan & Norah Schaumberg, Lot 26: Tim & Sherry Lynn, Lot 54: David & Cynthia Fazzino, Lot 56: Allen Paksima & Barbara Barron, Lot 87: Pamela & Ernest Ferguson, Lot 92: Debra & Brad Bray and Lot: 95 Mike & Jane Hartley. We look forward to all of you joining our community!
- Approval of 2022 Annual Meeting Minutes, distributed November 2022. John asked if there were any changes required. There being none Debra Bray motioned to approve. All were in favor and a motion was carried and the 2022 Annual Meeting Minutes were approved.
- John introduced our Board of Directors:
- John reminded our members to review the Policies and Procedures Document that is posted on our website. This is the best way to make sure you know the POA rules.

Ongoing Business (John Adamick)

- Highlights: The Board met 11 times within the last year. There were a number of trials and tribulations last year. Weather, equipment breakdowns, Kit Carson made a commitment and did not follow through with chipping. The windmill aerator stopped working. The gate malfunctioned more than a few times. The good... We started holding quarterly member meetings. We set up office e-mail addresses to help maintain e-mail history. We treated the lake with Biochar (more on this later). We were successful in obtaining a CWA Grant which will help clear our lots to protect against wild fire. Thank you, Marybeth Kochis for all of your hard work putting this together!
- Property Manager Report (Troy Padilla)
 - Thank you to everyone who helped on our clean up day and to everyone who helped set up for our annual meeting.
 - We had many challenges this year. We had 171 inches of snow this year. It came late and was heavy. There was 4 and 5' drifts. Our grader is not designed for this. Troy was on his personal backhoe for 4 or 5 days. We will start grading earlier. We had our grader brakes fail, lost a tire, damaged the snow wing and cutting edge.
 - Roads: There was a shortage for road material due to all of the roadwork in the county this year. We did finally obtain some road material and there is more on its way. We have hired Mark Baca to help with operating our grader to help get the roads in shape.
 - Troy asked if there were any suggestions regarding the roads. A member brought to our attention that there is a low area on the top side of the lake road loop.

Troy mentioned that we would have to install a culvert. It would take a lot more material. It was noted that it became a bigger issue this year. We noted that we would take a look at this.

- Mr. Ogawa mentioned that the material ends up at the bottom of the roadway. Troy mentioned that we have to crown the road and create bar ditches. We do not have a roller. Our budget has been increased to approximately \$14,000 per year so our roads should start improving.
- Question on line: Did Brock take a grader class? Response: Not yet but we have approved for Brock to attend a class.
- Question on line: Can we use the grader to clear driveways? We do not do this as the grader is just too big to operate in confined areas.
- Bill mentioned that the association owned a snow blower in the past. Do we still have it? The board was not aware of this and will look into it.
- Troy mentioned that Brock spent a considerable amount of time clearing driveways. It was noted that his priority should be for clearing roads first and if he has time then he can focus on driveways. Again, roads are priority and driveways will be first come first served. Kite Construction is also an option for clearing snow. Ernie off of Highway 434 may also be an option (Mora). Gabe mentioned that due to the states current workload that it is very difficult to find both material and operators. Troy introduced Gabe Martinez who is one of our members. He owns GM Emulsions and is very knowledgeable about road building and maintenance in our area. Gabe mentioned that 10,000' elevation is really hard on big trucks and equipment.
- The grader wing is waiting on repair. We are looking for a welder to repair. Troy also mentioned again that we have to start clearing snow earlier.
- John Haggard thanked Troy for all he does for the community. Troy donates his time and personal equipment.
- Gate Update: Wi-Fi was an issue at the gate because we did not have enough battery power. Every 3rd morning the batteries were dead. To remedy this we ran a temporary extension cord. Mark Maestas (Installed electrical and helped trench), Mark Lujan (Donated CAT6 cable), Mark Baca (Trenching) and Troy helped with the installation. So far this has fixed the problem.
- We installed cameras at the gate and the dumpsters.
- A member asked if we will be replacing lot markers. Action Item: We will look into as a board.
- Gate Openers: Brock has some available for sale. We will bill for them though our HOA.
- We are in process of installing culverts. There are a couple of culverts owned by the HOA that we will clean. We looked a pressure washing, using a pot holing company but we have not been successful with finding a solution.
- It was noted that when we installed electrical to the gate, we hit a fiber line. The fiber was not marked correctly. The cost to repair was approximately \$5,000 but we will be fighting it.

- Dumpsters, Please place trash inside the dumpsters and let Brock know if they are full. Place close and lock the lid to prevent bears from getting into the trash.
 - Action Item: Look at the possibility of building a covered area to service equipment in the winter.
 - We recommend that our community members join our quarterly meetings. If there is something you feel strongly about please let us know.

- ACC Committee Report (Mark Lujan)
 - Before you start any improvements on your property you should submit for ACC approval. This includes, utilities, new driveways, gates, fences, new construction and sheds. The guidelines can be found in our Covenants and Policy and Procedure documents located on our website.
 - ACC Committee members include: Mark Lujan (Chairman) 20 Years experience in the construction industry and owns a construction company, Mark Maestas 25 years of experience in the construction industry, and Sean O’Hara, Registered Architect. Our team has good experience with construction and can help answer any questions you may have. If you have any specific questions about the application process please contact Mark Lujan.
 - Sheds: Anything under 200 square feet and is not on a permanent foundation is considered a shed. Include a site plan and show the setbacks from your property line.
 - The main purpose of the ACC is to help keep our community beautiful. We are not here to get in the way. We are here to make sure things go easy for the community. Please use us as a resource.
 - Contact Mark with any questions. mark@marklujan.com

- Lake Committee Update (John Adamick)
 - Refer to the attached presentation for specifics.
 - Electric pump aerators were installed last year. We had previously installed windmills but they do not provide enough air to the lake. There is a windmill that just failed and we will look at the pros and cons of replacing it. It may not be worth the cost.
 - We installed a Biochar System “socks”. Installed to lower phosphate to help reduce planktonic algae.
 - We stocked 2,050 rainbow trout this year to go with carryover fish.
 - We continue to work with the board and property manager to develop a plan to improve drainage along our roadways with the end result being better water flow into the lake.
 - Observations:
 - Lake level is down about 2” year to year.
 - Aeration system is providing very good levels of dissolved oxygen throughout the lake. Further aeration does not appear to be needed.
 - Fishing reports have been very good. The carryover fish from the 2022 stocking now average 18” to 19” in size and the 2023 fish are 12”-14” in size.
 - Too early to confirm but Biochar appears to be working. Early season planktonic algae have disappeared and lake waters are very clear at present.

- Other rooted plants are found in the shallow areas of the lake but are not thick and do not impede boat activity.
 - For graphs, refer to the attached Lake Committee presentation.
- Hidden Lake Website Update (Mark Maestas)
 - Our website address is hiddenlakenm.com . The member who had previously served as webmaster sold his property. We have hired a webmaster to help get our POA documents online.
 - When you arrive at our website you will need a login and password. Please email Mark Maestas to obtain a password. secretary@hiddenlakenm.com.
 - There is a “Home”, “About”, “Gallery” and “Member” section. The most important section is our “Members” area. It includes Gate Access information, Current Diesel Price, Forum, Core Documents, and Documents from previous years.
 - Our core documents include; Articles of Incorporation, Members Directory, Amended Bylaws, Wildfire Plan, Covenants, Policies and Procedures, Contractor Contact Lists.
 - In the Documents section you will find Meeting Minutes, Agenda for our Annual Meeting, Member Letters, Member Communications regarding our Federal Grant, Budget, and Member Notifications.
 - If there is anyone who is interested in volunteering to update and post documents please let us know. Ian Kasnoff mentioned that he would be happy to help.
 - We discussed the Forum aspect of our website. We would like to invest more time in developing this area. We can set up alerts when items are updated. We discussed setting up a Facebook forum but there was concern with transferring if a member left. We would like to utilize what we have. Debra Bray also showed interest in helping with the website. Mark will contact both Ian and Debra for help. Thank you!!!!
- Wildfire Risk Reduction Committee & Guest Speaker (Brad Snyder)
 - Brad showed a photograph of the devastation caused in Guadalupita.
 - Because we are a Firewise community the Fire Department was willing to help protect our community. We were in the middle of both Cooks Peak and Calf Canyon Fire. We are extremely lucky that we were not devastated by the fires.
 - Approximately 58% of our community is interested in signing up for the CWA Grant at this point in time.
 - Rick Smith with the Cimarron Watershed Alliance (CWA) provided a presentation with statistics and a slide show. For specifics, refer to the attached presentation “Hidden Lake Colfax Collaborative Urban Interface Project Presentation”.
 - In addition, the newly appointed Fire Chief for the Moreno Valley FD, Craig Stein, also spoke. He will coordinate with Troy to obtain a gate code. He also recommended we install reflective lot numbers to help find your lot in an emergency. He would rather see 911 numbers at the corner of your property.
 - Thank you Marybeth Kochis for your help with obtaining the CWA grant. The goal of the grant is to help keep our valley from burning down!
 - Questions: How long to we have to spend the grant money? 5 Years.
 - Contractors will be hired to clear your property. You will sign up through Brad. They will evaluate your property.

- Question: Is it messy? Hopefully not... Masticating vs. chipping. From a forest health standpoint, chipping is not as desirable. Masticating and mulching is better.
 - Priority will be county line. The more people involved the better for the community. It is better if there is no checkerboarding.
 - Question: The previous thinning created piles. Will it be similar? No, don't judge the potential of this Grant with what was completed 15 years ago. The homeowner will be involved. There will be some trees lost. Things have changed over the years. These crews will be more professional.
 - Question: Will previous thinning slash piles be removed. Yes, they will remove and/or mulch the piles. The large piles will be priority. There will also be some pile burning during the winter.
 - What size Piles will you burn? Ideally, the size of these two tents.
 - They are hoping \$1,000,000 will be obtained by selling the firewood. They are also hoping on obtaining another Grant to subsidize this one. The Grant is not large enough to complete everything.
 - Rick noted that the roadwork we complete can be counted as a match.
- New Business
 - Treasures Report:
 - Operating Cash \$42,568
 - Cash Reserve \$100,000. We are looking into an interest bearing account.
 - Cash Receivable \$6,900
 - Monthly spend rate is \$5,700
 - We are looking pretty good through the end of the year.
 - Potential capital expenditures under consideration are culverts, helicopter pad, picnic table at 5-way, mailboxes. The board considers culverts to be the highest priority capex item, by far.
 - It was noted that an audit was completed and the cost was \$5,900, We received a clean bill of health for our budget and operating procedures. Great job Brad!
 - For specifics, please refer to the attached Financial Summary.
 - Question: Dues have not been raised in 15 years. However, we have added a lot of value to the community. To be competitive in the future should we look at raising our dues? It does not have to come now but the discussion may become relevant down the road. Greg Ogawa noted that special assessments were taken in the past. We want to stay away from special assessments if possible.
 - Brad noted that this was the first year that we budgeted in the negative. Our current projection for the year is breakeven.
 - If a dues increase is warranted, the community would like a gradual increase as opposed to a big increase. It was noted that the consumer price index has increased significantly.
 - WE hope that more members attend our quarterly meetings.
- Election of Board Members

- Election Results: Our newly elected Board Members are Gabe Martinez and John Haggard. 3 Year Term
- Any Other Business
 - Diesel and Non-ethanol Fuel will be sold to the community at cost plus \$.10.
 - If Brock is not there, please take a photograph of the meter, before and after.
 - Adamick asked members if there were any other topics that they would like to discuss. There being none, the meeting was concluded at 12:09pm.