

HLPOA BOARD MEETING
Wednesday September 24th, 2025
7PM MST
Location: via Zoom

Meeting Start Time: 7:00pm MST

Board Members: G Martinez, B. Snyder, T. Padilla, M. Maestas, J Haggard, BJ Rice, Dean Ford

Other Attendees: John Adamic, Tim Lynn

Special committee Members: Lake Committee

Minutes

- Review 03/27/2025 meeting minutes (Not available) We will review at our next board meeting.

Board Status Report

1. Property report - Tim Lynn
 - Jeremy completed the trout nesting boxes, lake level checks, aeration lines will be prepped and installed. Equipment maintenance has taking place.
 - Tim and Jeremy will dig out an old burn pit and will start working on burning the large pile.
 - Jeremy will continue to work on roads before freezing temperatures set in.
 - Jeremy provided a wish list that Tim will forward to the board. This includes various types of equipment. Looking at the possibility of providing Jeremy with a work truck. Another wish list item is a run flat tire. The cost will be \$11,500. The board did discuss the pros and cons of using a run flat tires. It is Gabe's experience that they are not worth the cost and they are rough on the operator and equipment. Jeremy was tasked with obtaining pricing on new standard tires to compare with the run flat tires. Jeremy was also tasked with obtaining pricing for the other wish list items.
 - Jeremy also asked for a shed or covered area for the equipment. The location proposed is on the back side of the caretaker's cabin where the garage doors are. Jeremy and Tim were also tasked with pricing the shed/covered area. Gabe recommended a manufacture. Gabe will forward contact information to Tim and Jeremy.
 - The final item is a request to replace the carpet in the caretaker's cabin as well as patching some of the laminate flooring. Jeremy is willing to make the repairs if the HOA purchases the material.
 - Gabe noted that he has the gravel for the trout boxes. Thank you Gabe!
2. Lake report – Adamick
 - a. General Update: Biochar was installed in 2023. It helped and over the last 2 years lots of data was gathered. In August we had a substantial fish kill incident which was most likely caused by the lake rising 3' and algae formation. Our lake consultant will provide a formal report, most likely by middle of October, which will recommend options that may prevent this from happening in the future. Some possibilities may be

acidification and additional aeration. John recommends purchasing an aeration meter. We assume that we lost approximately 50% of the fish in the lake. Jeremy measures precipitation and lake levels. John mentioned that it would be nice to have a weather station. Gabe and Troy offered the use of their weather stations.

b. New Fishing Rules (discussion)

- John provided a draft “rules” to board members adding a clause to not allow vehicles to drive around the lake. Parking only at the dock. A clause was also adding to be mindful of the aerators. Another rule is that property owners and guests can keep 2 rainbow trout each. A clause noting that single barbless hooks was added. A recommendation to use a landing net when releasing fish is also recommended.
- A reporting option was discussed, such as reporting how many fish were taken which would help to help gather statistics to aid in stocking decisions.
- Unaccompanied guest clause was also added. A guest is a person staying at your property. A guest cannot fish at the lake if not staying on your property.
- It was noted that this draft is not final and needs more discussion.

3. Financial Report - Snyder

a. Financial Report – Snyder

- Brad noted that a budget will be made available for review by November 1, 2025. It was also noted that the board will need to vote on the budget in the 2nd or 3rd week of November.
- Brad reviewed the expense report. Specifically: Debit Card Balance of \$1,871, Operating Cash Balance of \$56,042, Cash Reserves of \$8,000 and our Flourish Account Balance of \$77,372.
- We also reviewed our spend rate. Our Min. \$4,599 Median \$9,088 and Max of \$31,666.

b. Financial Budget Outlook Discussion

4. Wildfire Risk Reduction – Snyder

- Watershed Alliance has been out evaluating properties. Statistics: landowner agreements received for 51 properties and over 60% have been evaluated. This accounts for approximately 75 or 80 lots. Brad will confirm these statistics.
- Troy mentioned that he has reached out to additional property owners.
- Another prescribed burn will take place in October.
- The testing for the incinerator was completed and was successful. Tim and Brad may obtain their certification so they may certify incinerators. The cost for the test is \$350 or so. An emissions inventory has been submitted and is pending approval.
- It was noted that a separate account will be set up for accounting for road fees. Looking at setting up a GL account. We will segregate this account to track these fees.

5. Architectural Control Committee – Sean O’Hara

- Dean Ford was nominated to take Sean O’Hara’s position on the architectural committee.

6. The Board positions will remain the same. Troy Padilla: President, BJ Rice: Vice President, Brad Snyder: Treasurer and Mark Maestas: Secretary. Dean Ford will take over Sean O’Hara’s position on the ACC committee.

- New Business – Welcome Dean Ford to the HLPOA board. Thank you, Sean O'Hara.

Executive Session -

- Other Business

New Amendment 5 Implementation (See Our Additional Comments)

- It was confirmed that Amendment 5 was approved. Mark Maestas scanned the votes and placed them in the file. Mark will forward the amendment to Ian so he may place them on our website.

New Lake fishing Rules

- The new rules will be voted on at our next Board Meeting. (Anticipated 2nd week of November)
- A sign will be posted that the use of the lake is at our own risk.
- A concern with the age limit was discussed. We will look at reducing the age to 13 or 14.
- Add a limit for the number of people at the Dock.
- Look at limiting the number fish taken per property per guest. TBD

VRBO (discussion, See our Additional Comments)

- The board will create a subcommittee for VRBO
- A vote will need to be taken to determine if our members are for or against allowing VRBO.
- If a vote is, “yes”, the board will need to develop rules and insurance policies. Limits will need to be reviewed by our attorney.

Meeting Ending Time: 8:51 pm MST

Topic: Hidden Lake HLPOA's Personal Meeting Room

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