

HLPOA BOARD MEETING
Wednesday February 21, 2024
7PM MST

Location: via Zoom

Meeting Start Time: 7:03pm MST

Board Members: G Martinez, B. Snyder, T. Padilla, M. Maestas, J Haggard, BJ Rice, S. O'Hara
Lake Member J Adamick Property Manager M Lujan

- Review 11/15/23 minutes from last Board Meeting-Padilla.

*Padilla asked if there were any requested changes. Brad noted that he provided a summary narrative. The board agreed to add BJ's summary and Brad's narrative to the meeting minutes. The board voted on approving the minutes adding BJ's graphic and Brad's narrative. The board approved the minutes with these changes by unanimous consent.

Non-Board Status Reports:

- **Onsite Property Manager Report**– Mark Lujan: Jeremy continues doing a good job. We have not had a much snow as last year but to date there has not been any complaints.
- **Caretaker Update/Performance:** He is doing good keeping the roads cleared. He has been keeping good milage logs, labor logs, equipment logs. He has been performing maintenance on the equipment. He is taking some time off for spring break, 3rd week of March. Mark L. will make arrangements for someone to clear the roads. Mark will put a back-up plan in place. He is planning to use either Mark Baca, if available, or a retired operator that works out of Angel Fire. Mark L. will also arrange for someone to take precipitation measurements and lake measurements. Brad offered to take care of this for Jeremy until he returns from vacation. Mark L. will continue to keep track of the weather. BJ mentioned that Jeremy is doing a good job with leaving just enough snow on the road as to not damage the layer of soil below. John H. requested Jeremy attend our Board meetings.
- **Equipment:** No equipment is down at the moment. The Polaris does have a check engine light and the windshield is damaged. The Board agreed to have Mark L. move forward with providing maintenance for the Polaris. This will come out of our equipment fund.
- **Dumpsters:** Dumpster service is currently \$70 per dumpster per month. Tristate was doing a bad job so the county has moved the service to a different vendor. The county could not confirm the vendor cost but stated it will be approximately \$85 per month per dumpster.
- **Roads:** Troy mentioned that we received a basecourse invoice from GM Emulsions. Gabe charged for straight cost only and no mark-up. The invoice was for over 100 tons of basecourse material. Troy noted that Gabe donated the culvert and only charged for labor cost. Thank you, Gabe, for the donation. Troy donated batteries for the gate, approximately \$450. Thank you, Troy!
- **Gate:** Mark L. would like to stockpile red salt at the entrance to place at the entrance to prevent ice forming at the gate. Mark L. had Jeremy purchase two chargers for the gate

arms. Mark M. mentioned that he can run power from the pedestal to each gate arm. Mark M. offered to donate his labor to complete this work. Gabe mentioned that he would like to place concrete at the pedestal. Mark M. offered to donate the bollards at the entrance. Mark will provide them in the spring. We will plan to complete this work in the spring after the thaw.

- **Lake Committee Report** – Adamick: Not a lot activity on the lake during the winter. Jeremy is taking weekly measurements. 2023 13 inches if rain 158 inches of snow, 22.2 SWE, Lake level declined 6 inches over 2023. It seems we need 25.26” to keep the lake level flat year to year. Biochar socks were installed in April 2023 over ½ of the lake. Ammonia, Nitrates, Phosphates, and Chlorophyll were significantly reduced compared to the prior year. Total phosphates were cut in half which is the main driver of algal blooms. Recommendation is to treat ½ the lake again in 2024 and take additional water samples over the summer. This is currently included in our 2024 budget. We have been putting in 2,000 trout per year into the lake over the last few years. NM State University recommends high mountain lakes stock up to 200 10”-12” fish per surface acre. Based on this we should stock up to 7,200 fish in the lake. By all accounts fishing was very good in 2023. Using a 25% predation model, John recommends we reduce the stock rate in 2024 to 1,000 catchable fish. John found a provider of brook, brown and tiger trout from Nebraska but would be expensive to purchase. 500 lbs of rainbow trout will cost \$2,500 vs. 500lbs of mix is \$8,000. John will provide an updated quote for a mixture of brook trout and browns. At the moment we have not made a decision. John did note that brook trout can reproduce unlike the browns and rainbow trout.

- **Internet Update Report** – Mark Maestas: Mark noted that Ian updated the website to include the budget and meeting minutes. Beyond that there was no update since Ian was not able to join us.

Board Status Report

- **Wildfire Risk Reduction Report**– Snyder, Brad:
 - Work will be starting in the southwest corner of the county which includes us. We are still on the top of the list.
 - Brad noted that the land owner will have the final say on what happens to their property. There will be mechanical and handwork.
 - The fuel break width is 360’ x the length of the run.
 - Hidden Lake has common areas and easements along the roads. The board designated Brad to have decision making authority. Brad will make suggestions on how to treat the material and how to get rid of it. There is a difference between mulching and chipping. Mulching is more environmentally friendly and degrades faster than chipping. The mulching material and or chips will be made available to our community.

- A motion was made by Troy to designate Brad as the decision-making authority for how to treat material and how to get rid of material. BJ seconded and vote was taken. The vote was approved by unanimous consent.
- **Financial Report:** Brad Snyder:
 - 2024: Debit Card ending balance for the month is \$2,025.
 - Operating Cash Balance: is \$87,780
 - Our Cash Reserve is \$95,000
 - Monthly spend rate is close to \$6,000 per month
 - Accounts receivable \$1,200 of which \$500 is from NorthEast Title. They forgot to charge new owners pending association fee.
 - Outstanding accounts receivable is \$47,000 for pending dues.
 - Troy mentioned that there are a couple of large projects we need to consider.
 - Aerator Noice Baffles
 - Removing the windmill that is damaged. The windmill will be removed because the cost is more to repair than to remove. Troy will let Mark L. to have Jeremy remove it.
 - Installation of Culverts
 - Water Collection
- Architectural control committee update: Sean, received one application for a new house on lot 51. Sean noted that it meets all of the criteria. The committee is now working on calculating the fees and will provide an approval. The board will review at our next board meeting. Brad asked about sheds. The board agreed that the Architectural committee should put a checklist together that meets HLPOA criteria. Mark M. recommended Brad contact Mark L. for this list.
- Troy asked if there are any additional board comments. There were none so the board moved into executive session.

New Business

None

Meeting end time 8:46PM