

HLPOA BOARD MEETING
Quarterly All Members Meeting
Wednesday March 20, 2024
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,
Lake Member J Adamick Property Manager M Lujan

Community Member in attendance:

Mark Baca, Dean Ford, Vincent Romero, Scott Jones, Frank and Carla Felts, Anora, Mark Eifert,
Deborah and Brad Bray,

- Review 2/21/24 minutes from last Board Meeting-Padilla.

*Padilla asked if there were any requested changes. There being none the meeting minutes were approved with unanimous consent.

Non-Board Status Reports:

- **Onsite Property Manager Report**– Mark Lujan: Mark Lujan, the on-site property manager, gave an update on winter operations, highlighting Jeremy D's successful work in clearing roads and driveways. Mark Lujan also shared the backup plan used during a recent snowstorm. In addition, Jeremy D, the caretaker, addressed the community's needs and offered his services for various small projects. The community expressed their satisfaction with Jeremy D's work, with Frank and Carla Phelps reiterating their appreciation.
- **Equipment:** Mark Lujan provided an update on the current status of the equipment, noting that the grader was in good shape but needs a new cutting edge for the summer. He mentioned a potential purchase of a used snow blower for the backhoe in the upcoming winter. Mark also highlighted the need for maintenance, such as changing the hydraulic filter and repairing the Polaris Ranger. Jeremy D. confirmed the equipment's good condition but highlighted the need for a new cutting edge and filter change. The team also discussed the availability of diesel and unleaded fuel for members' equipment. Scott suggested considering a snow blower for early season use, and Mark agreed, sharing his positive experience with an ATV snow blower. The team discussed various issues and future plans. Jeremy D and Mark deliberated on the difficulties of having to use a front mount option for the backhoe and the potential switch to a new trash company, Arthur Roloff, due to issues with the current Tri State company. Mark also presented a preliminary schedule for the summer, including work on Hidden Lake Circle, cover installation, and culvert cleaning. The team also discussed potential challenges and solutions for cleaning the culverts, with suggestions ranging from using water trucks with pressure to renting trailer mounted units.

- **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.
- **Project Planning and Gate Improvements** Mark Lujan discussed the approval and planning for several projects including the removal of windmills and soundproofing of air compressors. He also addressed the need to fix the leaning gate pedestal and the installation of permanent wiring for the gate arms. Mark proposed keeping the entrance gates closed to prevent ice patches and suggested using red salt to prevent slipping. Lastly, he mentioned plans to check and possibly replace the dock and discussed the need for additional road signage. Gabe offered assistance with the concrete work and provided information about sign manufacturers.
- **Lake Committee Report – Adamick:** John Adamick presented on the Lake Committee, focusing on the measurement of lake height and precipitation. He reported that the winter 2023-2024 had seen an above-average snowfall, but expressed concern over the lake's water levels, which had decreased by about 6 inches in 2023 and would require 25-26 inches of precipitation to maintain their level. John also discussed the implementation of Biochar in the lake to improve water quality and the potential for more significant improvements with continued cleaning. The team also considered the introduction of new species, such as yellow perch, to the lake, but acknowledged the need for further research into how fish populations would interact.
- **Internet Update Report – Mark Maestas:** Troy announced an update on the website, but Ian couldn't participate. Mark proposed a follow-up meeting with Brad Bray and Ian to discuss their next steps, which was agreed upon, with Brad confirming his availability for the meeting.

Board Status Report

- **Wildfire Risk Reduction Report– Snyder, Brad:** Brad provided an update on wildfire risk reduction efforts, including a property owner agreement with the Watershed Alliance and plans for landowner assessments and fuel reduction. He concluded by saying that active thinning is expected to begin in the fall.
- **Financial Report:** Brad Snyder: **Financial Status and Capital Expense Management** Brad provided an overview of the organization's financial status, detailing the balances of their accounts, monthly spending, and the decrease in accounts receivable. He also discussed a new approach to capital expense management, encouraging the team to share ideas as they develop this process. Additionally, Brad discussed the annual dues increase, which was partly due to inflation, and emphasized that member donations cannot be relied upon to develop the budget. Troy mentioned that previous meetings have evaluated this increase and that future board meetings will recognize donations. Troy

thanked community members for their contributions to the association and mentioned that recognition will be given in future minutes. Brad shared that Jeremy D has been effectively managing the association funds, including those for snow chains and hydraulic line replacements. There was a discussion about the 2024 budget, which includes equipment maintenance costs.

- 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 8:41PM