

HIDDEN LAKE ASSOCIATION BOARD MEETING
Tuesday, September 8, 2020 - 6:30 PM
Remote Meeting via Skype

MEETING MINUTES

Attendees: Mike Kelley, Mikki Falcone, Bob Lucas, Mike Gallagher, Jacky Hastings, Donna Moxley

Guest: Mary Brausch

Volunteers: Bob Frietag, as interim secretary

1. Address needs and concerns of guests

- a. Mary Brausch
 - i. Mary called in to listen in and participate in this month's Board meeting
 - ii. Mary asked questions about the culvert replacement on Kings Highway. The Board acknowledged that the proposal was passed by the Town of Stoddard.

2. Acceptance of board minutes from August

- a. Approved with changes

3. Treasurer's Report

- Financials
 - o Account balances (rounded)
 - Checking \$145,334
 - Waterfront \$11,674
 - Playground \$2,805
 - Rainy Day \$ 8,687
 - Savings \$118
 - CD \$38,899
- Liens Update
 - o Need a local notary
 - We can use the Town of Stoddard
 - A request for a resident Notary will be added to the HLA web page
- Dunning Letters
 - o Need to issue these second notice letters with Buildium invoices
 - o A template will be created in Buildium for this purpose
 - o A third party has requested information regarding the outstanding balance of HOA fees to possibly assist the owner financially. This information is considered personal and the Board will research legal requirements before responding.

4. Committee Reports

Meeting Minutes - Final

- **Recreation**

- Update on pool house operations
 - i. The pool house is officially closed
 - ii. The solar panels and plumbing work will be completed either this fall or early next spring depending on the availability of trades people.

- **Waterfront**

- Cameras have been purchased and are being programmed
- Docks will be removed on Oct 17th - Volunteers welcome

- **Roads**

- Signage for common areas
 - i. The STOP sign on Kings Hwy exiting the Association has been removed. Presumably by a resident. Donna Moxley will contact Dave Vallencourt Stoddard Chief of Police to make sure that the town was aware and would replace the sign.
 - ii. Private Property signage also needs to be finalized
- Waiting for responses from three residents on their Camper Permission Letters
- Culvert letters will be issued by Donna Moxley
- Brush cutting is in process
- Beaver deceiver
 - i. Has been installed! The grant money is being pursued (~ \$500.00)
- The plow contract has been issued and signed for 1yr with Homeland

- **Bylaws**

- Need the Bylaws Committee to reconvene to discuss new issues
- Two members have expressed interest in joining the committee. The Board will support these meetings once a permanent Secretary is appointed.
 - i. Kathy Kristionsen, Chris Vachon potential candidates
- Clarify “fireplace” in the covenants
 - i. The HLA covenants state that ground fires are not allowed, only fires in a “fireplace”
 - ii. Could we update the bylaws to clarify what a fireplace is, or is a change to our covenants needed?

5. **Unfinished Business**

- Pathway to Rossi Hall – safety coating / surface?
 - Bob will experiment with a Benjamin Moore anti-skid product and report results

6. **New Business**

- Updating signage and clarifying use in the neighborhood
 - Signs have been posted alerting folks that HLA is private property
 - Private Property road signage needs to be finalized
 - Suggestion:

- **Hidden Lake Association**
A Private Community
Members and Guests Welcome

- Private roads / limiting traffic and abuse
 - The Board has limited options to prevent non-owners from accessing our common areas
 - Suggestions:
 - Request Fish and Game to monitor ATV usage
 - Restrict non-resident parking on HLA roads
 - Educate residents on what they can do to police HLA common areas
 - Install cameras in problem areas
- Donna Moxley made a Motion to allow the Board to proceed with signage on all private roads that exit Kings Hwy as well as the both entrances to the waterfront, Hidden Lake, and at the end of Woodlot Dr.
- Bob Lucas second the motion with a NTE value of \$300.00
- The motion was approved unanimously
- Bob Lucas will install the signs with help from another Board member
- Possible suppliers
 - Silver Direct
 - Keene SignWorx
- Hidden Lake, right of way and usage
 - Mike Kelley met with Brian Pratt and they moved the large rock and added several smaller rocks back to allow access to his land locked property
- Violations in the neighborhood
 - Letters need to be issued for known violations
 - Follow up letters for violations also need to be issued
 - Add language to letters stating that noncompliance to HLA CCR's would prohibit usage of amenities
 - Reference Covenant Section 7a and include in any violation correspondence
- A volunteer has created a new HLA map, and it will be installed in the next couple of weeks
- Secretary write in
 - Two possible candidates have been identified
 - Chris Vechon
 - Kathy Kristionsen
 - An interim Secretary can be appointed by the HLA President without a membership vote
- Fiber installation and pole costs in the neighborhood update:
 - From the HLA member meeting on 8/30/20: A company representative from Fibercast estimated a cost of ~ \$215k to service the entire neighborhood
 - Funding Options:
 - HLA could borrow the entire amount and users would pay an additional \$10.00/mo fee until the loan was paid back.
 - 75% 25% Special HLA assessment for users shared cost
 - Jillian Vachon made a motion to authorize the Board to research the options, and advocate for the Association and move forward with what is necessary to make it happen. Second by Amanda Bridges.

- The motion passed unanimously
- Mike Kelley has requested Fibercast to finance 75% and HLA users 25%
- A response is expected to the above request
- HLA will still need an underwriter to move forward
- There will be three tiers of service available once installation is complete

Next Meeting: October 13, 2020

Board meeting adjourned: 9:25 PM