

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday, December 8, 2020 - 6:30 PM

Online Skype meeting

AGENDA

Attendees: Michael Kelley, President, Bob Lucas, Vice President, Jacky Hastings, Treasurer, Chris Vachon, Secretary, Mikki Falcone, Recreation director, Donna Moxley, Road director, Andrea Young, Waterfront Director

Guests:

1. Address needs and concerns of guests, if applicable.

No guests present for this meeting.

2. Acceptance of board minutes from November.

Approved unanimously with changes.

3. Treasurer's Report

- Financials

○ Checking	\$118,818
○ Waterfront	\$11,677
○ Playground	\$2,806
○ Rainy Day	\$8,688
○ Savings	\$118
○ CD	\$39,042

- Liens Update – All liens are signed, notarized, and returned to the lawyer. A property on Colonial Way will be going up for auction – we will be contacting the lawyer to share the outstanding balance and status of the liens on the property.

4. Committee Reports

- Recreation Updates by Mikki

- Solar Panels – no update.
- Rossi Hall plumbing update from November meeting – Chris is putting together a plan to connect water to Rossi Hall in spring.
- Key fob software hand-off update from November meeting – training/hand off from Mike G will be scheduled after the holidays.

- Waterfront Updates by Andrea

- Andrea will be connecting with Mike G to get more info on his waterfront spreadsheets.
- The board discussed updating waterfront policy ahead of the March mailing.
- Andrea will be sourcing waterfront map and reviewing site ahead of 2021 season to plan out signage.
- The board discussed pressure washing, sanding, and staining the wood docks ahead of the 2021 season as well as adding some sort of padding (fire hose?).

- Road Updates by Donna

- Rice Brook Wall – after one year of inactivity, owners discussed status with Donna and offered to resolve this by 05/31/21. Donna recommended sending a violation letter via

certified mail to the owners that would be lifted if the wall is removed by 05/31/21 or before transfer of property. Mike will be drafting this letter.

- Culverts
 - Culvert by the mailboxes – bids due to the town by 12/14. Mikki to connect with town about the mailbox move.
 - Recent repairs were done to culvert in front of the Pratt property to eliminate puddle from recent storm.
- Road Signs – recent missing yield sign was found on side of the road, missing stop sign was seen at property on Kings Highway – info shared with town. Missing road signs were discussed (Woodlot), Donna to follow-up with the town.
- Snow Plowing Update – two areas missed during first storm but contractor is open to feedback.
- Old Colony Way – road has been rebuilt and ditched and we are now plowing this road.
- Beavers – there has been excessive beaver activity this year and we will be continuing to monitor and resolve as issues come up.
- Concrete forms + grates at dam – Mike to follow up with Jimmy on this.
- Policy + Bylaw Updates by Chris
 - Outdoor Fire Policy – motion to vote by Bob, policy approved unanimously. Chris to send final version to Donna for collection of digital signatures.
 - Bylaw Committee recruiting update – Donna to post on Facebook + website.

5. Unfinished Business

- Buildium Billing Update – negotiations with Buildium allowed us to maintain last year's pricing compared to an initial major price markup.
- Buildium EPay Update – still waiting for taxes to process.
- John Hicks Update – progress is being made on property with plans for septic and electric updates.
- Bourassa Update – certificate of occupancy has been obtained, camper is now winterized being stored.

6. New Business

- HLA Board Contact Information – Chris to update contact sheet for board members and share back to the group.
- March Mailing Prep Discussion – Mike asked everyone to begin thinking about March Mailing and any topics that need to be included in it. Mailing needs to be postmarked by 3/30, target is to have it finalized and sent immediately after March Board Meeting.
- Andrea shared concerns about road speeds – board discussed having regular public posts on Facebook and website to share these types of periodic reminders.

Next Meeting: Tuesday January 12, 2021 @ 6:30pm via Skype.

Board meeting adjourned: 8:49pm