

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday, June 8, 2021 - 6:30 PM

Rossi Hall

REVISED MINUTES

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

Guests: Geoffrey Post, Joe Sarcione, Joe Traniello

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

Geoffrey Post with Joe Sarcione– Geoffrey and Joe expressed potential safety concerns regarding the Kings Highway culvert near his driveway. They shared that they are concerned with someone driving off the road into the rock basin that links the two culverts. They shared that there are no concerns over the effectiveness of the road culvert and Geoff expressed that it has solved the issues that the opposite side of the road used to have. It was noted that the culverts have been in place since at least the early 2010s when Lou Granpre coordinated this culvert install. Geoff and Joe proposed a 4' wide by 4' deep concrete basin for catching the water and heading at a cost of \$3,600 to resolve any potential safety concerns. Donna Moxley, road director, proposed an alternate future solution (for when funds are available) that would bring the existing culvert diagonally across the road beyond the outflow of Geoffrey's pipe at a cost of roughly \$1,500. Donna also shared the culvert priority list for FY22. Geoffrey expressed a preference for his solution. Donna reiterated that there are culverts that are higher priority at this time and those would be the ones that need to be targeted in FY22.

Joe Traniello – no topics.

2. Acceptance of board minutes from May.

May Minutes were accepted unanimously.

3. Treasurer's Report

- Financials
 - Checking \$ 26,593
 - Waterfront \$ 11,733
 - Playground \$ 2,806
 - Rainy Day \$ 8,691
 - Savings \$116,476
 - CD \$ 39,110
- Assessments Update – We have received roughly \$129K in assessments with 30 coming online (\$15K), almost \$2K in back payments, and \$2,650 in boat slips so far.
- Lien Updates – no updates
- Insurance Co – W/C premium was paid recently. Jacky recommended updating our insurance company with a current board member. Bob to update after the elections at the member meeting.
- Transfer Fees – Jacky requested that we put together a template for requesting this if we aren't contacted ahead of closing. Chris will work with her on that.

4. Committee Reports

- Recreation Updates by Mikki
 - Mailbox Project – Bridge is complete, paving will not happen until after July 1. The extended guard rail is a longer than expected, which impacts the initial plan for a location of

the mailboxes. Mikki has been consulting with the town selectmen and post office to work on options for working around the guard rail or relocating the mailboxes.

- Pool Opening – The Pool opened this past weekend and members are thrilled to have this amenity back.
- Pool House Hours Follow-up – while under state of emergency hours will continue to be 12pm-7pm with attendant. When state of emergency mandates are lifted, we will open the pool 8am-11am for adult swim time.
- Solar Pool Heater – Clearwater is installing two of our panels on Friday 6/11, the other two will be installed once they arrive.
- Plumbing to Rossi Hall – Plumbing is 90% complete. A minor electric fix and hooking up hot and cold lines to the sink should be complete by the end of this week.
- Pool Area Mowing – Joe Traniello will be mowing the pool area.
- Cigarette Butt Container – Andrea will work with Chris to get these purchased.
- Camera Install – Bill will be installing the other camera. Mikki to follow up on timing.
- HLA Entrance + Sign Above Map – Mikki has received new regulations and permit on sign for the end of Kings Highway. Mikki also advised on touching up the map and sign above it at our entrance – Mikki will be pricing this out.
- The board discussed the communication strategy for Facebook page. Mikki, Donna, and Chris will continue the conversation outside of a Board Meeting.
- Waterfront Updates by Andrea
 - Boat Slip Labeling – boat slips have been labeled.
 - Kayak Rack – Andrea proposed touching up the kayak racks with paint or stain.
 - Boat Transfer Follow-up Conversation from May – no contact information is available for the new owner at this time. We will be looking to contacting them through Facebook or online.
 - Gas/Oil Spill Cleanup Equipment– Andrea shared the request to have gas/oil spill cleanup equipment on hand along with having proper contact information for all boats in case a spill or issue arises. Andrea to look at options for the emergency kit. Chris will add an update to waterfront boat slip policies for next year that transfers the cost of cleanup to the boat owner.
 - Contact Information – Andrea requested that any members that need to contact her are directed to her e-mail address.
 - Mowing Contract – Andrea and Chris will be drafting out a contract for an independent contractor that includes mowing, trimming, and trash removal.
- Road Updates by Donna
 - Bridge Paving – paving will occur in July or August.
 - Tigola Washout Follow-up (insurance claim) – no new updates.
 - Concrete forms + grates at dam – no updates.
 - Woodlot Boat Access Properties – no updates.
 - Street + Road Signs – no updates.
 - Beaver Follow-up – Donna shared that we will be installing a grate on the on culvert at Tigola to keep the beavers out.
 - Plowing + Grading Contracts – Donna will be putting out a request for bids for plowing and grading.
- Policy + Bylaw Updates by Chris
 - Ethics Policy Review + Vote
 - Camper Permissions
- Violations Review – the board discussed current violations.
- Buildium Task Review – the board discussed current open tasks in Buildium + Weebly.

5. New Business

- Budgeting Process - preliminary budgeting meeting scheduled 7/29.

- Mike's Transition
 - Website Billing – Chris to resolve
 - Hla.hiddenlakeadministrator transition – Mike to hand off to Bob + Chris
 - Buildium – Jacky to confirm this is billed to her.
 - ExPresident Acct – the board discussed access for Mike as an advisor.
 - Fibercast – Mike to share contact info with Chris
 - John Hicks – Mike shared an update on the property.
 - Wood Bank – Mike shared an update on this project.
- Kings Highway / Fish and Game – Mike shared the issue that has recently arisen with ATV access along Kings Highway. Chris will include this as a topic in the member guidance portion of the June Member Meeting.
- The board discussed boat trailer parking at the waterfront.

6. Unfinished Business

- June Member Meeting – the board discussed the June Member Meeting including agenda, elections, packet contents, and registration table.

Next Meeting: Member Meeting on June 26 @ 9AM at Rossi Hall

Next Board Meeting: Tuesday July 13 @ 6:30pm at Rossi Hall

Board Meeting Adjourned at 9:57pm