

# HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday, July 13, 2021 - 6:30 PM

Rossi Hall

## AGENDA

Attendees: Chris Vachon, President; Trevor Anderson, Vice President; Jacky Hastings, Treasurer; Mikki Falcone, Recreation Director (remote via Skype); Donna Moxley, Road Director; Fred Pasler, Waterfront Director

Guests: Geoffrey Post, Mike Lebo, Joe Traniello

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

Geoffrey Post – Chris and Donna shared a summary of last month’s discussion with Geoffrey for the new board members. Geoff provided additional context and restated his concerns about safety of Kings Highway and his culvert. Geoff then shared his updated proposal that included him paying the full cost to have Joe Sarcione install the covered precast catch basin that he prefers instead of the eventual HLA proposed solution of redirecting the road culvert. The board requested that Geoff share Joe’s plans for review prior to full approval.

Mike Lebo – Mike joined the board to discuss the Tigola Trail Christmas Day Washout that impacted his home and property. Mike requested dates on when the original culvert would be capped – Donna will follow-up on this. Mike shared that he has been working with our insurance company on his claim and is waiting on two quotes. Chris and Trevor committed to following up with our insurance company as soon that information is submitted to them. Mike shared concerns about the culvert north of the one that was replaced and the board committed to reviewing that culvert. Donna shared that the folks who installed the beaver deceiver on Hidden Pond will be coming out Thursday to determine an appropriate option for the culvert that was replaced on Christmas Day. Trevor, Fred, and Chris asked Mike if they could visit his property and have him walk them through everything in person – Mike agreed, and this will be set up at the end of July or beginning of August when everyone is in town. Mike requested that the association cover any portion of the costs that he has incurred that insurance doesn’t cover.

### 2. Acceptance of board minutes from June. Minutes were approved unanimously with changes.

### 3. Treasurer’s Report

- Financial
  - Checking \$136,446
  - Waterfront \$10,480
  - Playground \$2,807
  - Rainy Day \$20,446
  - Savings \$145
  - CD \$39,132
- Rainy Day Cap – the board discussed the Rainy Day Fund and the current cap on funds that can be stored there. Chris shared that based on member meeting minutes from August 2016, the current cap is \$15K. The board discussed options including asking membership to raise the cap and tying it to an annual increase (either designated percentage or one tied to CPI) at the August meeting and/or creating a capital expense fund for longer-term expenses that are not currently being saved for (pool liner, Pool house replacement, etc). The board decided to move the excess funds (\$5,446 to Savings) while Jacky and Chris formulate a proposal for membership review at the August Budget Meeting.

- Assessments Update – 5 assessments have been paid since last meeting including 1 lien that needs to be released.
- Dunning Letter Updates – Jacky and Chris have been working on these and they will go out on Wednesday July 14.

#### **4. Committee Reports**

- Recreation Updates by Mikki
  - Mailbox Project – Mikki shared updates on this project with the board. She will be following up with Brian to confirm some construction details on 7/14. Road paving has been pushed to early August.
  - Pool Operation Update – We are still waiting on solar panels to arrive. Members have volunteered to paint the hall, pool house, pumphouse, and shed – this should begin in early August. Emergency Exit push-bar will be added to the fence by the shower and once this is installed, we will be opening the pool for adult swim with no attendant in the mornings. Joe will be connecting with Mikki to look at the gate on the other side of the fence.
  - Pool House Window Screens – we recently had wasps in and around the pool area. We had the pool house sprayed but need to seal up areas with screens. Chris and Fred will be working with Mikki on this.
- Waterfront Updates by Fred
  - Role Hand-off Update – Andrea and Fred connected before the meeting to hand off the boat slip list, stickers, and other information. Chris will be getting Fred set up with email and Buildium access on 7/14.
  - Boat Slip Process – Chris will be working with Fred to streamline the boat slip process ahead of next year.
- Road Updates by Donna
  - Tigola Washout Follow-up (insurance claim) – Donna recapped some of the updates that were shared earlier in the meeting during Mike Lebo's visit.
  - Concrete forms + grates at dam – no updates. Chris will be reaching out to Mike to see where this was left.
  - Woodlot Boat Access Properties – no updates.
  - Street + Road Signs – Donna will consult with Trevor to get his take on this and will then be following up with the town.
  - Plowing + Grading Contracts – RFB went out for both plowing and grading.
- Violations Review – no current violations. Geoff Post shared concerns on one of the properties within the association for the board to review.
- Buildium Task Review – Chris will resend the current open tasks to the appropriate board members and will review the notification tree to ID whether this can be streamlined.

#### **5. New Business**

- June Member Meeting Follow-ups –
  - Kings Highway ATV Access – Chris has been in touch with Ron Morrison and is working with him to set up a time to discuss this topic.
  - Emergency Response Committee – the board discussed the formation of the Emergency Response Committee. Chris will be consulting with Fred and Trevor on the formation of this member-driven committee.
  - Boat Slip Transfers – the board discussed the feedback from the membership meeting on this topic and identify a path forward. Jacky and Chris will be discussing next steps with the appropriate parties.
- Role Transitions – Trevor has access to email and Buildium. Fred will have access to email and Buildium on 7/14. Chris will be setting a Buildium tutorial with both Fred and Trevor at the end of July or beginning of August.

- Secretary Recruitment – The board discussed the currently open Secretary role. Mikki mentioned that the Cashman's are looking to get more involved. Chris will be following up with Kristen to see if the person she mentioned is interested.
- Board Stipend – Mikki shared feedback from the membership that several new members were surprised that the board does not receive a stipend and that offering one may create more interest in serving on the board. The board discussed this topic and noted that the current bylaws do not allow this. The board discussed other ways to make serving more attractive by simplifying and streamlining work and processes that we currently do.

#### **6. Unfinished Business**

- Budgeting Process – The board moved the first pass budget meeting to Wednesday 7/28. Chris and Jacky will be connecting soon to start initial conversations and then Jacky will be sending more details to the board.

Next Board Meeting: Tuesday August 9 @ 6:30pm at Rossi Hall

Board Meeting Adjourned at: 9:01pm