

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday, August 10, 2021 - 6:30 PM

Rossi Hall

MINUTES – APPROVED 9/14/21

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

Guests: Sam Kaczka, Brett Kaczka, and Joe Traniello

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

Sam + Brett Kaczka – addressed the board about the bylaws annual fees + bylaws. He objected to being charged for multiple lots.

Elyse Sullivan – Elyse emailed Chris to request that he share the following with the board at the August meeting: the tennis court is an eye sore and potential liability issue. She suggests that we repave the court, keep a net or put in basketball courts and make it a space the community could use rather than it feels looks terrible. Chris shared the plans to turn it into a pavilion with fire pit and suggested that she share her opinion/thoughts with the general membership at the August Budget Meeting.

2. Acceptance of board minutes from July.

Minutes were approved unanimously as amended.

3. Treasurer's Report

- Financial
 - Checking \$147,333
 - Waterfront \$10,480
 - Playground \$2,807
 - Rainy Day \$14,947
 - Savings \$145
 - CD \$39,133
- Assessments Update – processed about a dozen payments. Dunning letters are getting things moving. Jacky and Chris to connect on resolving some of the outstanding property questions from residents.
- Tax Info – Jacky shared info on tax info on 2017 + 2018 returns. Chris to follow-up with IRS on this. Chris + Jacky to follow up with CPA and Lawyer on 2019 + 2020.
- Dunning Letter Updates – liens need to be placed within 6 of assessment. Will forward list to lawyer around 9/1.

4. Committee Reports

- Recreation Updates by Mikki
 - Mailbox Project – boxes have been moved, mail has been delivered the past two days.
 - Pool Operation Update – Members are now required to fob in. Adult hours are now in the morning and hours are now until 8pm. Push bar has been installed for emergency exits.
 - Pool Shower Fencing Install – Brian Pratt is pricing this out
 - Pool –handrail was pulled off, will be working to reinstall it asap.
 - Safety Pool Cover – this year \$2300, next year \$2500.
 - Pool Screens – project for fall/winter months.
- Waterfront Updates by Fred

- Progress has been made on the dock/rack sheet up to date.
- Fred is working with open spaces to see if we can get other members on the waitlist temporarily in their spot if the space will not be in use.
- Road Updates by Donna
 - Tigola Washout Follow-up (insurance claim) –
 - Beaver Deceiver Install – slated for 9/15/21. Best solution based on beaver deceiver guy in MA, flow control guy (Chuck), and road contractor.
 - Concrete forms + grates at dam – no updates – Chris to follow-up with Mike K.
 - Woodlot Boat Access Properties – Jacky + Chris following up with lawyer on this
 - Plowing + Grading Contracts –
 - No bids for grading – Chris will be bidding but have not heard yet.
 - Plowing –
 - Homeland - \$50,000 1 year, \$48,000 for 3-year, assure that they will be pushing snow back further.
 - Tucker's Welding and Fabrication in Munsonville – \$54,000 1-year
- Violations Review – none to report
- Buildium Task Review –
 - Treasurer Task – Jacky + Chris to follow up

5. New Business

6. Unfinished Business

- Finalize Budget Proposal – the board discussed this and finalized the proposal.
- Geoffrey Post Logging Letter – the board discussed this letter and one addition was recommended asking the contractor to be cautious of their speed and to abide by stop signs traffic rules.
- Vitale Request – Jacky + Chris to follow-up
- Secretary Recruitment – Chris to follow-up
- Boat Slip Transfers – no update at this time

Next Board Meeting: Tuesday September 14 @ 6:30pm at Rossi Hall

Board Meeting Adjourned at: 9:01PM