

# **HIDDEN LAKE ASSOCIATION ANNUAL MEMBER MEETING**

Saturday, August 28, 2021 – 9:00 AM  
Outside Rossi Hall

## **MINUTES – APPROVED 9/14/21**

Twenty-nine voting members attended, thus achieving quorum. Each voting member was given the agenda and a copy of the proposed FY23 Budget.

Registration table was manned by Treasurer Jacky Hastings.

Officers Present: President – Chris Vachon, Treasurer – Jacky Hastings

Directors Present: Donna Moxley, Mikki Falcone, Fred Pasler

**Meeting Called to order at 9:05am once quorum was achieved.**

**Flag Salute followed.**

### **Selection of three-person Minutes Acceptance Committee**

Jim + Margaret Behm, Mike Belanger, and Joe Palaza will join the Board of Directors on the Minutes Acceptance Committee

### **President's Message – Chris Vachon**

Chris welcomed all members – new and old – to the meeting and thanked the board for their volunteer service to the association. Chris also discussed the recent completion of the Mailbox Move and thanked all of the volunteers and workers who made that happen including: Donna Moxley, Mikki Falcone, Frank Stuckey and his team at Everything Under the Sun, Brian Pratt, Bryan Bruder, Fred Pasler, Lou Gilman, Marc Belland, Jim Behm, and Jillian Vachon.

Chris explained the purpose of today's meeting and how it is different from our June Membership Meeting and walked through the agenda for the day. He then shared some brief thoughts on the budget including that he was happy to share that despite costs rising everywhere, the board is proposing a flat budget for. Chris spent a few minutes discussing how the board was able to accomplish this and shared a glimpse towards FY24 where he shared that we should be prepared for a moderate increase to the assessment to accommodate investments that we will need to make into roads and culverts.

### **Treasurer's Report – Jacky Hastings**

#### **Account Balances as of 08/28/21:**

- Checking Acct – \$146,827 (+1,222 vs LY)
- Rainy Day Savings – \$14,948 (+6,262 vs LY)
- Waterfront Savings – \$10,480 (-1,192 vs LY)
- Pre-Pay Savings – \$145 (+27 vs LY)
- Playground Savings – \$2,807 (+2 vs LY)
- Certificate of Deposit – \$39,133 (+301 vs LY)
- TOTAL – \$214,340 (+\$6,622 vs LY)

Jacky also shared updates on Past Due properties (32 HLA and 12 non-HLA) and Liens (28 properties with current liens and 17 released over the past year).

## **Budget Presentation for FY2023, Discussion and Vote**

Jacky present the Budget to the membership stating it was the lowest budget the board feels comfortable operating under and that it is a flat budget that does not include an increase to the assessment. Jacky shared the following highlights:

- Revenue - \$154,810
  - Recreation - \$500
  - Boat Slips - \$2600
  - Assessments - \$151,710
- Expenses - \$154,810
  - Admin – increase is due to higher expenses for legal fees, an additional \$1K vs previous budgets for HOA database (Buildium), CPA fees for tax prep, and \$1K for Capital Expense Fund.
  - Roads – increase due to increased cost of grading and material needed for roads (we are looking to start a new 3-year contract)
  - Recreation – decreased budget due to no need for pool attendants now that we are fully utilizing keyless entry.
  - Waterfront – decreased budget due to minimal maintenance needed at this time for docs and dam

Jacky and Chris shared an overview of the Admin and Insurance portions of the budget sharing that although Legal Expenses are budgeted higher than the previous years, it is budgeted down vs the actual expenses for the previous couple of years. They also shared the details of the Capital Expense Fund which is designed to ensure that HLA has funds in place to complete major projects that rebuild or replace large HLA assets or infrastructure like the Pool House, Pool Pump House, or Rossi Hall when those projects become necessary. They also advocated for continuing to invest in professional services (Buildium, CPA, etc.) to make management of the association easier for the volunteers that serve as Officers and Directors. Insurance has a standard expected increase to premiums based on recommendations from our agent.

Donna shared an overview of the Road portion of the budget and explained the bids that have been submitted that the board is recommending. For Plowing, we have a 3-year bid of \$48K each year from Homeland who plowed for us last year. This covers winter 21-22, 22-23, and 23-24. For Grading, we have a Fall bid from Chris Carter that has been accepted by the Board and a 3-year bid of \$41,170 for spring and fall grading in 2022, 2023, and 2024. Members asked questions about and there was discussion about asking for 5-year contracts in the future. Members also asked about the Tigola Culvert that blew out on Christmas Day 2020 and paving, Donna shared she will address those questions during the Committee Reports

Mikki shared an overview of the Recreation portion of the budget sharing that the budget includes reduction in payroll due to not utilizing pool attendants and having a cleaning person instead. Mikki shared her committee report at this time (detailed below). Members asked questions about Rossi Hall rental and Mikki and the membership discussed this.

Fred shared an overview of the Waterfront portion of the budget sharing that we are budgeted down vs previous years because of the investments we made into the waterfront this year and investments we will make into the dam before the end of the fiscal year.

Chris shared the additional provisions in the budget proposal – creation of a Capital Expense Fund and raising the Rainy Day Fund cap of \$15K by 2% annually beginning in FY22 to better account for interest income and inflation.

A motion was made by Kim Turk to approve the Budget as proposed, second by James Newell. The motion was approved unanimously.

A motion was made by James Newell to accept the 3-year plowing bid as proposed, second by Joe Traniello. The motion was approved unanimously.

A motion was made by James Newell to accept the 3-year grading bid as proposed, second by Joe Traniello. The motion was approved unanimously.

## **1. Committee Reports**

### **a. Roads Report – Donna Moxley**

Donna shared updates on the following topics:

- Tigola Culvert – we would be adding a beaver deceiver into the 4-foot culvert on Tigola to prevent that from being blocked by beavers. We will also be determining how to fully cap the culvert that washed out on Christmas Day 2020.
- Scenic Culvert by Frank Stuckey's house – will be replaced as soon as the culvert arrives.
- Members asked the board to look into construction on Nichols and the damage the contractor vehicles are causing to the road.
- Members asked about paving on the Kings Highway Bridge – Donna and Chris shared that the paving was supposed to begin in early August but was delayed due to rain. No updates are available from the town at this time.

### **b. Recreation Report – Mikki Falcone**

Mikki shared updates on the following topics:

- 2021 Pool Season ends on Saturday 9/11
- Pool House will remain open until 10/11
- Clearwater Pool and Spa did a great job with maintenance, cleaning, and monitoring our pool – we will be hiring them again next year.
- Safety Pool Cover has been ordered and will be installed 1 week after pool closing. This will mean less cleaning/maintenance when opening the pool, higher safety if someone ends up in the pool area during winter, and less wear and tear on the liner.
- Next year we will be 100% keyless entry with no attendants. We will be making some fencing updates in the fall to facilitate this change. If members need a key fob they should contact Mikki.
- This year's updates to the pool area included new tables and lounge chairs.
- Next spring's updates to the pool area will include crack repair and painting on the deck and install of a 4<sup>th</sup> camera. Solar Panel install.
- Rossi Hall rental fees for next year will start at \$50 and be based on the number of people attending. Event parking will be on the side roads – not in the Recreation Area parking lots.
- We are looking for volunteers to repair wood and paint around the bottom of the Pool House and Rossi Hall
- We are still looking for options for the Tennis Court. We have discussed a pavilion to replace it but need a member who is interested in leading this project to be able to move it forward. We asked all members to come to the June 2022 meeting ready to discuss our options.

### **c. Waterfront Report – Fred Pasler**

Fred shared updates on the following topics:

- Docks out are on 10/9 and we will need volunteers to help with that.
- Water levels will begin to drop on 9/4 up to 1 foot in Highland Lake and 3 feet in Island Pond. Water levels will drop to the full 3 feet on Highland Lake after Columbus Day.
- Members with boats are encouraged to keep an eye on water levels and their boat lines.
- Fred has been working to ID boat slips that aren't being used and then working with those members to allow others to temporarily use their boat slips.
- We are working with NHDES to get advice on building up the spill way on Hidden Pond. We are looking to complete this project by April 30, 2022.

## **2. Old Business**

### **a. Kings Highway OHRV Usage Updates**

Chris shared the following updates on this topic:

- In response to the membership preferences about Kings Highway access shared at the June 2021 meeting, Chris connected with Ron Morrison from the Washington, NH based Dirt Donkeys OHRV club to get an update on their work to open access in Stoddard.
- Ron shared they are not actively working on this at this time but would like to pick this project back up if there are Stoddard Residents/Voters willing to help.
- Chris and Ron have strategized an approach to move this forward.
- Chris and Ron are looking for Stoddard Residents/Voters who are interested in supporting this project to volunteer to join the committee to help get this started. Interested members should reach out to Chris Vachon ([president@hiddenlakeassociation.com](mailto:president@hiddenlakeassociation.com)).

Members asked questions about and discussed the impact of this project on our roads. During the discussion, several members asked that we look into putting "No Parking" signs at the end of Rice Brook Road where people have been parking to ride on Kings Highway.

**Meeting Adjourned at 10:39AM.**

Minutes submitted by Chris Vachon, HLA President