

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday, September 14, 2021 - 6:30 PM

Rossi Hall

REVISED AND APPROVED MINUTES

Attendees: Chris Vachon, President; Jacky Hastings, Treasurer; Donna Moxley, Road Director; Fred Pasler, Waterfront Director

Unable to Attend: Trevor Anderson, Vice President; Mikki Falcone, Recreation Director

Guests: Joe Traniello

Quorum achieved at 6:37pm

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

Joe – shared that the wifi @ Rossi Hall and the pool was not working. Fred shared that he noticed it earlier and resolved it earlier today.

2. Acceptance of board minutes from August. Approved as written.

3. Treasurer's Report

- Financial
 - Checking \$143,467
 - Waterfront \$10,531
 - Playground \$2,807
 - Rainy Day \$14,949
 - Savings \$145
 - CD \$39,145
 - TOTAL \$211,043
- Duff Property – Chris, Donna, and Jacky to review and follow up with Jennifer Duff
- Dunning Letter/Lien Updates – Jacky + Chris to pull list and send to lawyer. What's timeline for this lien process – question to Gary.
- Tax Update – CV provided an update on state filings and fed tax filings, records retention, scanning project update, Ops Manual creation, and calendar taps.

4. Committee Reports

- Recreation Updates by Mikki
 - Pool Operation/Closing Update – Pool closed Saturday 9/11 and Clearwater winterized it and put the old cover on temporarily. The new safety cover should arrive and be installed by the end of the month. Pool deck will be cleared in the next week or so. Furniture will be stored in Rossi Hall over winter. Phone will be ported to Fibercast on 9/23 (first available date) and then be suspended for the winter season – this will save us money over Consolidated for next year.
 - Pool Shower Fencing Update – still working on finding 6' fencing to fit our needs. If not, we can shift fencing closer to Rossi Hall (Jacky's idea) in the spring ahead of pool opening.
 - Tennis Court Parking – need to create defined parking and protect playground and leach field.
- Waterfront Updates by Fred
 - Docks Out Planning – 10/9, working on location for dock frames (not staying on pool deck so the deck can be repaired in the spring).

- Hidden Pond Spillway Update – coming 9/29 to look at this and provide guidance for this area.
- Road Updates by Donna
 - Tigola Culvert Updates – flow control device installed 9/14 (waiting to get confirmation on completion). Donna to confirm concrete solution with Chris Carter to close off the lower pipe on Tigola near Mike Lebo’s house.
 - Scenic Culvert Update – \$3200, 24” pipe instead of 18”. Installation TBD once pipe arrives.
 - Culvert Monitoring/Maintenance Program – this topic was discussed by the board.
 - Road Contracts – both were signed by Chris + Jacky and have been sent out to contractors.
- Violations Review – CV to take a look at two potential violations in the association.
- Buildium Task Review – the board reviewed current tasks in Buildium

5. New Business

- Budget Meeting Follow-ups
 - Minutes Review/Approval - approved
 - Capital Expense Fund Creation – CV to follow up
 - Kings Highway – paving supposed to start on September 8th, has not started yet.
 - No Parking Signs on Rice Brook/Kings Highway – Donna was going to connect with Larry to see if this is an issue.
- Debit Card Process (submitting receipts) – the board discussed this process and will be working on finalizing a policy at the October meeting.
- Ops Manual / Calendar – the board discussed this process

6. Unfinished Business

- Secretary Recruitment – facebook post / docks-out event
- Boat Slip Transfers – Chris to follow up for 4th time with member on this
- Emergency Response Committee – Chris to discuss with Trevor
- Concrete forms + grates at dam – Chris to follow up with Mike Kelley on this
- Meeting location going forward (library) – Mikki to connect with library staff to get this set up for November through April

Next Board Meeting: Tuesday October 12 @ 6:30pm at Rossi Hall

Board Meeting Adjourned at: 8:06pm

Other Reminders:

- Next year contract for lawn maintenance – clearing out mailbox area and keeping signs clear around the neighborhood (children at play on Kennedy Brook).
- Dam maintenance (clip saplings)