

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday November 15th, 2022 - 6:30 PM

Zoom

AGENDA

Attendees: Chris Vachon, President; Vice President; Fern Fisher, Treasurer; Mike Belanger, Secretary; Mikki Falcone, Recreation Director; Fred Pasler, Waterfront Director.

Guests: Joe Traniello

Address needs and concerns of guests, if applicable: none

1. Acceptance of board minutes from October.

Chris: motion to approve, seconded by Fern, approved.

2. Treasurer's Report

- Financials (rounded to nearest dollar)

Emailed to M. Belanger on 11/15, 5:08 p.m. for agenda and confirmed on 11/18, 10:15 a.m.

○ Checking	\$141,264 (includes CD \$39,237)
○ Waterfront	\$8,341
○ Playground	\$2,808
○ Rainy Day	\$15,606
○ Pre-Pay Savings	\$1,150
○ Capital Expense	\$23,087
○ TOTAL	\$192,256

Mikki: did we make the first snowplow payment? Chris: it is due 12/1.

- Lien/Collection/Payment Plan Updates –

Chris: all up to date. One payment was due on this day. Six balances are paid. Two will be paid next month.

- Tax Updates –

Chris: Have not received payments from Kirk Isaacson who is selling his properties. We will move ahead with liens and try to consolidate into one lien instead of multiple liens.

Chris to call IRS to confirm that they received 2020 tax return resubmission.

3. Committee Reports

- Recreation Updates by Mikki
 - Pump House Update –

Mikki spoke with the Electrician who will replace the heaters this week. [Mikki will need a check for \\$250 to include heaters and labor.](#)

- Pool / Pool House Updates –

Clearwater will be out in early spring [to repair the corner of the pool liner..](#)

The water is turned off and drained.

- Waterfront Updates by Fred –
 - NH Dam Bureau Inspection –

Fred has not received the dam inspection report which was due on 10/29.

- Hidden Pond Dam/Spillway Update –
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Fred received correspondence from H.L. Turner on 11/15 and will review. Turner proposes to present the cost for repairs in two phases; phase 1 to include engineering, studies, permits, and phase 2 for construction.

Fred forwarded to the Board a note recommendation for signage at the Hidden Lake prohibiting motorized craft.

Mikki: can we include a sign with trail usage restrictions for certain motorized vehicles at the pond and other public spaces?

Re: FEMA grant opportunity, Fred: our project may not meet the intent of the FEMA guidelines.

Mike: worth pursuing as we have made contact with the State Coordination Officer in the NH Div. Of Homeland Security and Emergency Mgt.

Chris to write up a summation of project scope to date for forwarding.

- Road Updates
 - Road Updates –

Chris is working with Donna Moxley on transition. Chris will touch base with Rusty this week. Chris to consider how we will divvy up responsibility. In good shape for upcoming snow season. Brush cutting can be pushed back to spring, potential savings of \$3,700 at this time.

Mikki: should Joe Traniello be in touch with Rusty? Chris: we can look at that, a second set of eyes is Good. Joe is willing to help until the Roads Director position is filled.

- Road Sign Updates (Trevor) –

Nothing new to report.

- Policy + Bylaw Committee

Chris: next Policy Committee meeting is next Monday. There are three policies on tonight's agenda.

Dangerous Activity & Noise Policy
Easement & Setback Policy
Animal Policy

Chris: these policies were drafted in 2014 but did not move forward. Mikki: HLA president at that time was not on board with moving the policies forward.

Re: **Dangerous Activity & Noise Policy**: Mikki: Noise Policy should be consistent with town ordinance which is 11:00 p.m. on holidays (fireworks). In regard to dogs; the communication sequence should be to the dog officer first, the sheriff second, and the state police third.

Chris: motion to accept Mikki's proposals, Mike/Fred: seconded. Approved.

Chris to forward for e-signatures.

Re: **Easement & Setback Policy**: Chris: goal is to be clear. "Pin placement was inconsistent." New wording is 20' from center of road; that is, 10' from center of road + 10'. This is because road width varies. This definition provides clarity. An amendment is recommended to defer to an arbitrator if there is disagreement between property owner and HLA Board.

Chris: motion to approve with amendment, Mike seconded. Approved.

Re: Animal Policy

Chris: we need to be very clear on what is defined as a pet. Policy term and condition #2 reinforced in HLA the town policies. We can add that the sheriff be the first point of contact in the event of an incident who then can dispatch animal control.

Mikki: should dogs be fenced as they must be restrained? Fern: what about invisible fences?

Joe: what does the town leash law say? Mikki: we need to get a copy of the town leash law from Margo and attach to this policy. Chris: we can add the wording "secured" to cover invisible fences.

Mike: should a property owner have to post a sign if making use of an invisible fence?

Mikki: let's see what the town leash law says, is such a sign in the town ordinance? Mikki: we can adopt the towns rules? Should we have restrictions on bringing dogs to waterfront, public spaces? Does the town have pet restrictions that already cover this?

Chris: if the town has a leash law policy, we can add to this policy.

Chris: we will get a copy of the town policy from Michelle and then continue this discussion.

- Legal Updates –
Already covered.
- Violation Updates –

Chris has yet to receive the two surveys regarding the BWilder issue.

4. New Business

- Director Recruitment

Chris thanked Donna for her seven years of service.

Chris will post on FB and Buildium the open Roads Director position.

Fellow Board members feel free to recruit or make recommendations to Chris.

Joe offered to support in any way but does not want to man the position.

Mikki: what if we do not fill the position until June: Chris: he will talk to the contractor and we will revisit this discussion in December.

- Landscaping/Mowing Recruitment

We need to find someone to take on this task. The prospect that we had in mind did not work out.

5. Unfinished Business and Other Updates

- HLA Sign at entrance of Kings Highway

Chris to look into this month. Mikki will assist.

- Camper Removal – End of Season

Notifications have gone out.

- New Member Kit/Video (HLA Covenants, Bylaws, Policies)

- New Member Kit/Video is on hold until we work through the aforementioned policy issues.

Next Board Meeting: December 20th, 2022 @ 6:30pm @ Library + Zoom

Chris: motion to adjourn. Fern, Mike seconded. Approved.

Board Meeting Adjourned at: 7:42 p.m.