

HIDDEN LAKE ASSOCIATION BOARD MEETING

Thursday April 13, 2023 - 6:30 PM

Davis Public Library + Zoom

AGENDA

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

Guests: Joe Traniello (member/resident, road committee)

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

Cris Carter:

Chris gave a very thorough, informative presentation about the state of our plowing, grading, gravel needs, and culverts.

Re: **plowing:** Scenic and Nichols could have been plowed further off of road(s). Current contractor's tooling is really "only for fresh snow". Chris has appropriate equipment.

Re: **culverts:** three culverts need work, the priorities are Tigola Trail and Fox Hill. Rice Brook/No. Hidden Lake to follow. Chris has two tanks, 4' wide x 40' long and 1/2" wall thickness. Very suitable and installation ready, inner walls have been cleansed (evacuated, dried) by Suburban Propane. Chris will apply exterior coating.

To install these tanks would cost \$5K-\$5.5K. Chris strongly advises that we contact **DES** for approvals before beginning repair. DES would want to know about those culverts moving one body of water to another. He estimates that **DES** would approve of this install because of the urgency.

Chris is able to start the repairs immediately.

There are also, several 18" and 15" culverts (30'-40' in length) that are rusted out and in need of replacement, as well as many driveway culverts that are plugged or failed. The culverts can be repaired for \$2,500 each plus gravel. The driveway culverts can be repaired for \$1,800 each based on doing five (5) at a time if individual owners are interested.

Re: **grading:** Chris can start spring grading at month's end. Nichols is in immediate need but not as bad off as originally thought. Tree removal to allow sun access will expedite the drying out and result in less damage. Chris has a contact who does tree trimming and will find out what that contractor's day rate is. We spoke about how to spend \$10K for immediate grading/road work. Approx. seven loads of gravel is needed (which will do 500'-600'). Should budget \$10K for gravel and \$3,500 for performing the work. Henniker Store should be considered for better pricing and better grade of gravel.

Chris suggested that immediate needs for gravel are sections of Nichols, Tigola (up the hill from Woodlot to North Hidden), and lower Beaver Brook Drive.

Chris asked that we put aside \$7K -\$7.5K for ditching.

Grading is a five-day process. Graveling is a two-day process.

Chris asked that he be paid within 2-3 days of performing work.

2. Review and Acceptance of board minutes from March 21.

Chris and Mikki made additions. Motion by Chris, Fern seconded. Approved.

3. Treasurer's Report

• Financials (rounded to nearest dollar):

- Checking \$ 87,015.76
- Waterfront \$ 8,433.21
- Playground \$ 2,809.05
- Rainy Day \$ 15,609.68
- Pre-Pay Savings \$ 33,573.00
- Capital Expense \$ 23,092.54

- CD (included with checking)

4. Legal Updates by Chris

- Lien/Collection/Payment Plan Updates – No motions necessary. Chris heard from Gary. We have four judgements and one response. We will move forward with Michelle if we do not get responses from the other three.
- Tax Updates – No updates.
- Violation Updates – No updates. Chris is still waiting for the member to provide us with the land surveyor report. Chris sent another note to Ben Wilder requesting the necessary information to clear this violation when he requested to rent Rossi Hall.
- Assessments are coming in (40% on-line, 60% in mail). For those who are late, Chris will send reminders. One member is looking to set up a payment plan.

5. Committee Reports

- Recreation Updates by Mikki
 - Pool / Pool House Updates – Clearwater repaired the pool liner (corner) on 4/13. Mikki is working on service contract for payment. The pool is scheduled to be open by Clearwater on 5/11. Working on getting a cleaning person. There is an Events Committee meeting at Rossi Hall on the 29th. The first event is scheduled for June. Chris performed plumbing repair work today. Joe T. built screens in men's room. Pool house will open on when docks go in April 29th.
- Waterfront Updates by Fred –
 - Dam + Spillway Updates – no updates at this time, waiting for updated letter from NH Dam Bureau.
- Road Updates by Chris/Joe
 - Road Updates – see above notes on Chris Carter discussion
- Policy + Bylaw Committee Update by Chris
 - We will review Road Use Policy at May meeting. Chris will re-send document.

6. New Business

Mikki: can we keep Facebook on our agenda? Chris updated that he initiated discussion with Facebook since Donna has not responded to request for HLA to have access to current website.

7. Unfinished Business and Other Updates

- HLA Facebook Page: the thinking is that HLA Board members and HLA members should have access to an “HLA” Page and since they do not, complaints and comments are posted on the Stoddard, NH Community Facebook page. Access to the HLA Page is currently controlled by a prior Board member. Much discussion on how to move forward with an unrestricted HLA Facebook page.

Chris: motion to adjourn, Fern seconded. Approved.

Board Meeting Adjourned at: 8:23 p.m.