

## **HLA Annual Member Meeting - Saturday June 24, 2023 9:00 a.m.**

**(APPROVED BY MINUTES ACCEPTANCE COMMITTEE AND BOARD OF DIRECTORS 7/11/23)**

### **Call to Order (Chris Vachon, President)**

Pledge of Allegiance + Moment of Silence - Moment of silence in memory of Mike Turner, Verde "Skeeter" Hebert, and other members who may have passed.

This being our first member meeting of 2023, Chris asked that new members introduce themselves.

Chris thanked all volunteers who hold board positions and to volunteers who kindly help in our community throughout the year.

This meeting is to provide updates to the membership and to hold elections. We have three positions open for election, President, Director, and Secretary.

Chris asked for three volunteers to review and approve of the meeting minutes. Fred Volk, Ken Walsh, and Gail Fearney volunteered. Thank you for their input.

Our fiscal year runs from May 1<sup>st</sup> to April 30<sup>th</sup>. Our budget will be published in advance of the August Budget Meeting at which time it will be voted on.

Chris called out a few other themes:

- We have aging infrastructure. The culverts of which there are many were set back in the 1960s and 1970s. We have in the vicinity of 75; some are HLA owned, some (driveway culverts) are member owned. Many will need to be replaced in the coming years.
- The roads are our biggest expenditure. We have more miles of roads to care for inside of the development than the town of Stoddard manages. Thus, the roads are our biggest obligation along with the dam at Hidden Pond.
- Regarding overdue balances of association dues, at last year's meeting, the members voted to pursue the delinquent members. Ten long term balances have been settled this past year which is great progress!
- We also, need to continue to review and clarify our governance and policies. Our restricted covenants were established in 1972 – while technically possible they are practically impossible to update. Our by-laws dictate how we operate, and our policies provide detail and clarity on specific topics referenced in our covenants. At last August's Budget Meeting, HLA members asked the Board to review our policies and by-laws. A volunteer committee was established for this process and work was done over the winter. Fairness and consistency to all is the goal.

### **Treasurer's Report** (Fern Fisher):

Capital Fund 24,094.41

Main Checking 146,142.50

Playground Fund 2,809.44

Prepayment Fund 70,337.96 (includes 39,000 CD)

Rainy Day Fund 15,610.94

Waterfront Fund 7,979.89

*Member question:* what is the interest rate on our checking account? Can we do better? Chris Vachon has been working with the bank to apply appropriate language as these monies are for a commercial account and not a personal account

Steve McGerty, who asked this question, took this opportunity to recognize Brian Bruder for his volunteer work, past and even up to this morning.

### **Recreation Report** (Mikki Desisto Falcone):

Pool/Pool Deck: Pool opened over Memorial Day weekend and went well. We had the corners of the pool liner repaired and made some needed repairs to the plumbing. Depending on the budget, we hope to repaint the pool deck at season's end. A friendly reminder: all swimmers must shower prior to entering the pool. We continue to see an increase in laundry detergent, sunscreen, sand, etc., which results in increased cost for chemicals and maintenance.

Per the members request, pool hours will be extended to 8:00 p.m. effective July 1<sup>st</sup> and for the month of July. On August 1<sup>st</sup>, pool hours end at 7:30 p.m.

Pool House: The cinder block foundation needs repair. We are in the process of collecting estimates to repair in the most cost-effective manner, and how to prevent reoccurrence. If you know of anyone who does cinder block foundation work, please let Mikki know.

Rossi Hall: The hall is available for rent throughout the summer months for family parties and events for our members. Please feel free to reach out to Mikki if you are interested.

Key Fobs: The pool house and pool deck doors must be closed at all times for safety. The emergency gate must not be opened unless emergency personnel are on site. Each owner gets one free key fob. Additional fobs can be purchased for \$20. We do not issue new fobs each season, so please hold on to your issue fob. The fobs are activated at the beginning of the season and deactivated at the end. If you are having issues with your fob, please contact Mikki.

Please review and adhere to our pool policies for the overall maintenance but most importantly, for the safety of all members. There is a link to a video that can be found on our HLA website and is also, posted in the pool house.

*Member question:* do we have an AED? Yes, it is the front of the pool house by the door.

*Member question:* how do we know if fobs are being used by non-members? The recreation director has access to a security camera, fobs can be deactivated.

*Member question:* can you allow guests to use the pool? Yes, members should accompany guests. However, if a fob is loaned to a guest of a member, please let us know by calling 603-446-1444 and leave a message.

*Member question:* is there a phone in case of emergency? Yes. It is inside the pool house. There is also, free wifi at the pool and cell service.

### **Waterfront Report (Fred Pasler):**

The pontoon slips are fully occupied. There is a waitlist six deep which is down from eleven at this time last year. There are six on the waitlist for dock slips. There are about one dozen spots open for kayaks. Forms for kayak slips are available on the HLA website.

Be careful of turtles near the tennis court. Please do not disturb and let eggs hatch.

At a previous member meeting, the members voted to proceed with the permit process for a pavilion at the tennis court site. Funding was approved last year for the filing of the permit which gives us five years, start to finish.

*Member question:* is the Hidden Lake under our jurisdiction and due to deterioration, is there a plan for improvements? Yes. We will work with the Roads Director. We need gravel but we also, need approval from the NH Wetlands Bureau to make improvements. A permit by notification may suffice to do improvement work.

*Member question:* are there environmental issues to get more sand? Yes. A permit is required. If any member is passionate about a specific improvement, please come to the July meeting as July is the month when we work on establishing the budget.

*Member question:* does the water get tested at the Hidden Lake? Yes, but it is done by the state not the Association.

## **Roads Report (Joe Traniello):**

Joe was recently appointed as a Board member, Road Director, after having volunteered behind the scenes for the last ten years.

Grading continues with recent ditching on North Hidden Lake and Tigola Trail. The idea is to control flow of water, directing it off the road(s).

A culvert at the top of Tigola Trail was replaced. We have 21 loads of gravel coming to put down on Tigola and Beaver Brook to build up the roads, recrown them, and redirect water flow.

Brush cutting will help to dry roads. Joe is looking into getting equipment and volunteers and will target several weekends.

*Member question:* Is the Roads Director responsible for tree work? There is a tree on Beaver Lake that gave reason for this question.

*Member question:* Did the plowing contractor pull out of our contract? No. We still have next year left on our three-year contract.

*Member question:* Who is responsible for culvert maintenance? If culverts are on a member's property, the member is responsible. There was a question regarding a specific culvert on Tigola. Board members will have to look at the subject culvert.

*Member question:* Is there buying power within the association for members to have culvert repair work performed? Yes, there is if more than one culvert can be repaired at the same time.

Roads are subject to severe wear and tear by speeding, rapid acceleration, and rapid deceleration. Please do advise Fed-Ex, UPS, and contractor folk, etc., to respect our speed limits of 25 mph.

## **General Updates (Chris Vachon):**

**Road Speeds & Safety:** Speak to your neighbors about care for our roads. The roads are our greatest asset, and we need to be safe on the roads just as we do on the water.

**Volunteer Opportunities:** please feel free to attend Board meetings which are typically on the second Tuesday of every month. We are looking for volunteers to help with ideas on the replacement sign at the end of Kings Highway. at the entrance of Kings Highway. If you are interested, please reach out to Chris Vachon and/or Mikki Falcone.

**Dam/Spillway:** we had been thinking that this was going to be a large and costly project. We have new reason to believe that it may be a lesser project than originally anticipated. We have been working with the NH Dam Bureau who is working with us on the best path forward.

## **Elections:**

Steve McGerty made a motion to bypass the ballots for the three offices that are running uncontested and cast one ballot by the Secretary. Membership approved.

Seconded by Fred Pasler. Motion approved.

## **Member Guidance Topics:**

**Stoddard's 250<sup>th</sup> anniversary celebration is next year.** A citizen from the town, Terri LaRoche, who is on the anniversary committee asked if HLA would be interested in hosting one in a concert series next summer. Issues such as insurance, parking, transportation, power, etc., will have to be considered as well as expense which in most likeliness would be covered by the town. For now, the Board is just looking to see if the members would support or resist. Based on a hand vote, the members would be interested in considering hosting such venue.

**By-laws:** a draft will be incorporated into an email prior to the vote at the August meeting. Items addressed in the draft:

- Seasonal Membership is defined for non-HLA deeded lots that choose to partake in the HLA amenities.
- Clarification on the Board's abilities are to levy fees for negligent use of property.

**Animal Policy (chicken/hens):** The Policy Committee and Board have discussed this at the request of several members. Based on legal guidance – we should not attempt to create a policy that allows chickens/hens without changing the covenants. To change the covenants would be a monumental task because it would require 100% of deed holders to approve. With this in mind, the HLA Board will need to adopt a policy that does not allow chickens/hens in the neighborhood.

*Member question:* are non-HLA lots required to conform to HLA Covenants. No, they are not bound by HLA covenants.

The members of the HLA Board are required to protect the HLA members regardless of personal feelings towards the by-laws.

**Facebook Page:** Several members have expressed the desire to post freely on the HLA page. Should we start a new page as the existing page is administered by a non-HLA Board member? The current page is administered by an individual who will not relinquish it. The existing page was started in 2015 with permission from the Board at that time. While the current Board has two members who serve as editors on the existing page, they do not have control over what can and cannot be posted. Does the membership support its own page? The response is that the members prefer access to the current page to post but if this cannot be done, then create another page or communication method (Next Door App) is preferred. Chris to review options.

### **Upcoming Events:**

Amie Cashman, HLA member provided an update that an event committee has been formed to plan, coordinate and host community events. The committee is looking for more membership participation to join the committee or help with individual events. Events can only happen with membership donations, participation, and support. The following events are contingent on donations.

The HLA BBQ is Saturday, July 15<sup>th</sup> with a rain date of July 22<sup>nd</sup>.

The Wine & Cheese Social is Saturday August 19<sup>th</sup>.

The Ice Cream Social & Family Day is Sunday, August 20<sup>th</sup>.

The End of Summer Potluck is Saturday, Sept. 2<sup>nd</sup>.

**Motion to adjourn** by Fred Pasler. Seconded by Bob Lucas. All in favor.

Meeting adjourned at 10:38 a.m.