

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday September 12th, 2023 - 6:30 PM

Rossi Hall

Meeting Minutes

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

Guests:

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

- Jenn Richardson – planting trees in HLA lot adjacent to her house. The Board voted to allow.
- Barbara Dougeneck – phone request (Chris): Ms. Dougeneck expressed dissatisfaction with having road material placed within the easement but on her property.
- Jeff Post: Mikki confirmed for Mr. Post that his relatives are allowed to use the pool without escort. Mr. Post advised Joe of a hazard on Kings Hwy that may need to be “jack-hammered”. Mr. Post was informed by Mikki that she followed up with his contractor referral for work at the pool house but he could not perform several of the tasks in the scope of work. Mark Belland attended the full meeting.

2. Review and Acceptance of board minutes from July.

Chris: motion to approve, **Fred** seconded, approved.

3. Treasurer’s Report

- Financials (rounded to nearest dollar):
 - Checking - \$110,303
 - Waterfront - \$7,981
 - Playground - \$2,810
 - Rainy Day - \$9,613
 - Pre-Pay Savings - \$70,349
 - Capital Expense - \$24,097
 - CD (SBW 6-month) - \$20,585 This CD is at The Bank of Walpole earning 5.5%
- 2023 Assessment Collection Updates: currently (29) past due, (4) pursuing judgements, (7) on payment plans. **Chris** to reach out to owners past due before pursuing liens. Re: **Mr. Hicks**; he has forwarded checks of \$500 and \$100 but they have not been cashed because we do not want to risk forfeiting our rights to collect all of the monies. Re: Lot 116-10, the town has taken ownership and we can send a bill to the town for road maintenance that this lot owes for the current year.

4. Legal Updates by Chris

- Legal Updates – see above note.
- Tax Updates – Chris to follow up on tax filing which is due on the 15th.

5. Committee Reports

- Recreation Updates by Mikki –
 - Pool Closing Update: pool is closed, Clearwater is scheduled to do final close out.

- Foundation Repair Update: our current estimate is \$14.5K. Ben said that it is recommended that he file permit paperwork. All Board members agree that this must happen. Mikki will follow up on scope qualification. **Chris** would like to see a copy of Ben's standard contract. **Mark Belland** also, referred a contractor to provide a quote on the pool house repair.
 - Key Fob Deposit: we have spent \$975 for member's initial fobs over the years. It is costly when they are not returned by people who move out, etc. **Mikki** proposed that we charge a refundable \$5 fee. The Board did not agree but is in favor of Mikki stating in our next member communication that Fobs must be returned. **Chris** suggested that members sign a Fob application annually in person or electronically.
 - Playground Updates: **Mikki** and **Chris** met with **Chelsea** to discuss her request to include a playground at the tennis court site. **Chelsea** would like to pursue a grant for this project.
 - Event Committee Update: this is outside of HLA Board work, **Mikki** is volunteering to take the lead in working with the event committee chairperson Amie Cashman and the team. Topics discussed include participation in the town parade celebrating the 250th, having tee shirts made to raise funds, and having a fundraiser to repair the HLA sign, work with town lead on concert on 9/14 at waterfront. **Chris** and **Mikki** will work together on HLA logo for signs and HLA merchandise (t-shirt, lanyard etc.,)
- Waterfront Updates by Fred: We should post on the website that docks will be taken out on 10/14. Fred had no response from wait list members on pontoon/boat slips that had opened up recently. Brush cutting will resume next Monday.
 - Road Updates by Joe: brush cutting took place last week on Beaver Brook, So. Hidden, Nichols, North Circle, and Fox Hill. Cost exceeded our estimate by \$400 but we can cover this. **Joe** would like to get delineator posts to alert people on the roads of potential culverts area safety challenges. Our road grader will be here in 2-3 weeks, a couple of spots may need to be "jack-hammered". **Fred** mentioned that dynamiting is a method that can be effective for these types of road corrections. There is a bit of work to do at the dam that requires the rack to be lifted off. **Mikki** had several questions about the roads: can the yellow line on Kings Hwy be re-painted? Could a petition be drafted for members to sign and transmitted to the town requesting road maintenance on Turtle Rock ... We have only one means of egress at this time. **Mikki** volunteered to call Eversource to have trees cut where they pose a threat to power lines on the HLA roads. Trees on resident's property are their responsibility. **Fred** advised us that when doing so, provide the pole numbers to Eversource, not home addresses. **Chris** informed us that Eversource has installed breaker bars to the transformers and this will minimize the amount of homeowners who lose service when a line goes down.

6. New Business

- HLA Budget Meeting Follow-ups: Bob Freitag's comments after his volunteer review of our 8/26 Budget Meeting Minutes did not need to be added. **Chris**: motion to approve 8/26 Budget Meeting Minutes, **Mike** seconded, approved.
- Tent Usage Question – Bill Hawkins: we will invite **Mr. Hawkins** to a meeting to better define his intentions.

7. Unfinished Business and Other Updates

Trevor Anderson has advised **Chris** that he will not run for re-election in June.

Mike suggested that we update the plaques in Rossi Hall that recognize members who volunteer their time in Board positions. The plaque(s) have not been updated for years and may need private funds to do so.

Next Board Meeting: October 10th at Rossi Hall

Motion to adjourn by **Chris, Fred**; seconded.

Board Meeting Adjourned at: 8:12.