

# **HIDDEN LAKE ASSOCIATION BOARD MEETING**

Monday January 30, 2023 - 6:30 PM

Davis Public Library + Zoom

## **AGENDA**

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

**Guests:** Joe Traniello (member resident), Charlie Krautmann. P.E. (NH DES Dam Bureau)

Charlie Krautmann attended our meeting at the request of Chris Vachon to discuss the Hidden Lake dam and spillway. Mr. Krautmann gave a detailed explanation on his evaluation based on hydrologic and hydraulic modeling, and breach analysis. His evaluation was for the entire lake, approx.. 700 acres and the surrounding affected areas, including downstream to Tigola Trail and Fox Hill Road. Mr. Krautmann evaluated based on 24 hour events and up to fifty year events. His final analysis is that our situation is a “low hazard”. Also, the remediation estimate provided by H.L. Turner based on previous evaluations from the Dam Bureau is “not necessary”. What is necessary is for maintenance and repair is the outlets, not the spillway. Mr. Krautmann also suggested changing the current cover of the dam down-tube to include a higher-flow “trash rack” and that he would send examples to Chris. Chris requested an updated letter from Mr. Krautmann to confirm his evaluations, his recommendations, and to supercede previous letters that the Association had received from the Dam Bureau. Mr. Krautmann, also, agreed to revisit with us in the spring.

The Board members would like to thank Fred Pasler at this time who has contributed many hours of time and work to this cause and has been doing the heavy lifting with outside contractors and state agencies.

**1. Acceptance of board minutes from December. Chris made a motion to accept, Mike seconded, approved.**

**2. Treasurer’s Report**

- Financials (rounded to nearest dollar):
  - Checking                 \$120,550 (includes CD)
  - Waterfront             \$8,437
  - Playground            \$2,809
  - Rainy Day             \$15,608
  - Pre-Pay Savings     \$1,551

**3. Legal Updates by Chris**

- Lien/Collection/Payment Plan Updates – Chris provided a handout to Board members addressing the twenty-three open issues and the status of each as of 1/31.
- Legal Updates: Nothing else
- Tax Updates: no updates from IRS, Chris filed the \$75 charitable organization fee
- Violation Updates: Chris still has not received survey reports on Kennedy Brook issue.

**4. Committee Reports**

- Recreation Updates by Mikki: “nothing”
- Waterfront Updates by Fred: ...previous Dam Bureau reps had provided conflicting information from what Charlie Krautmann provided most recently.
- Road Updates by Chris: Chris is working with Michelle – the town will be replacing street signs. Chris and Mikki are working on ordering a new HLA sign.

- Policy + Bylaw Committee Update by Chris: next meeting is 2/9 or 2/16. Chris hopes that the road usage policy will be completed. Also, is hopeful that the by-laws will be completed so that they can be forwarded for approval.

## **5. New Business**

- April Mailing (review and finalize @ February Meeting):  
Mikki asked that we provide a phone # to members rather than Stoddard page for Roads communication.  
Mikki: Re: Airbnb: Mikki has received complaints about various concerns stemming from rentals at airbnbs. We discussed how to control these behaviors. Chris suggested that after prior conversations with Gary from MEEB, it is best to handle the specific issues we are running into (noise, improper pool usage, etc.) instead of targeting “renters” which could open us up to legal liability.
- Policy Review + Approval (review and finalize @ February Meeting): see previous note

## **6. Unfinished Business and Other Updates**

- Member Email (Director Recruitment, Landscaping/Mowing Recruitment, Wood Bank, Assessment Reminder, Road Reminders)
- HLA Sign at entrance of Kings Highway
- New Member Kit/Video (HLA Covenants, Bylaws, Policies)

Next Board Meeting: February 21st, 2023 @ 6:30pm @ Library + Zoom

Board Meeting Adjourned at: 8:15