

# HIDDEN LAKE ASSOCIATION BOARD MEETING

Monday February 21, 2023 - 6:30 PM

Davis Public Library + Zoom

## AGENDA

**Attendees:** Chris Vachon, President; Trevor Anderson, Vice President; Mike Belanger, Secretary; Mikki Falcone, Recreation Director; Fred Pasler, Waterfront Director (virtual).

**Guests:** Joe Traniello (virtual)

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

**Joe Traniello - none**

**Email Feedback from Dan Delorey sent to Chris:** Dan Delorey asked about boat slips. Chris to confer with Fred. He also, asked about grading his road (Holly Way).

Larry Howard asked about road signs. They went up on 2/20. We discussed how permission will be granted to allow big trucks to come in such as cement trucks. Chris to ask Larry for more info – Trevor believes this is for cement trucks at the top of Rice Brook.

### 2. Acceptance of board minutes from January. Chris and Mikki made edits. *Mikki: we need to include a phone number for HLA, for members/residents to communicate with us.*

Motion to approve minutes from January. Trevor seconded. Approved.

### 3. Treasurer's Report: Chris presented in fern's absence:

- Financials (rounded to nearest dollar):
  - Checking \$ 111,028 (\$39,237 is from our CD)
  - Waterfront \$8,433
  - Playground \$2,809
  - Rainy Day \$15,608
  - Pre-Pay Savings \$ 1,551 (pending \$100 deposit)
  - Capital Expense \$23,091
  - CD see checking notes above
  - TOTAL \$162,518

Chris presented a motion for to allow him to explore moving monies to get better interest rates, ...CDs, Treasury Bills. Trevor seconded. Approved.

### 4. Legal Updates by Chris

- Lien/Collection/Payment Plan Updates – No motions necessary.
- Legal Updates – Chris sent updated ledgers on 2/2 to MEEB for liens. Gary is working on judgements.
- Tax Updates – No updates.
- Violation Updates – No updates.

### 5. Committee Reports

- Recreation Updates by Mikki
  - Pool / Pool House Updates –

Mikki asked if it was possible to pay our pool service and maintenance invoice with this years budget because if we pay it by mid-April we receive a discount. Chris replied we will need to see where our budget stands and how bad mud season but was in favor if we have available funds.

- Waterfront Updates by Fred –
  - Dam + Spillway Updates –

Fred is waiting for the revised letter from the Dam Bureau. The Dam engineer will visit with us in the spring. Fred asked if someone was plowing along the waterfront and along the tennis court path. It's a member with a plow on their ATV, not a plow truck.

Mikki asked Chris to follow up with a plow contractor to make sure they are not plowing up snow in front of our pumphouse, in case we need access. Chris agreed to follow up with them.

- Road Updates by Chris:
  - Road Updates –

Four signs are now up to protect roads.

- Road Posting (Mud Season)

The 6-ton limit sign has been posted at the entrance to Kings Highway (end of the town road)

- Policy + Bylaw Committee Update by Chris:

What is left for Policy Committee to finish: Road Usage.

We reviewed the following:

- Building Policy Review + Discussion
  - Following town/state guidelines reduces board oversight and reduces liability.
- Temporary Seasonal Home Policy Review + Discussion
  - Time frames for this policy were discussed
- Hidden Pond Area Usage Policy Review + Discussion
- Dangerous Activity + Noise Policy Review + Discussion
- Outdoor Fire Policy Review + Discussion
- Ethics Policy for Directors + Officers Policy Review + Discussion
- Easement + Setback Policy Review + Discussion
- Signage Policy Review + Discussion
  - The board discussed language in the final sentence, asked Chris to regroup with the committee to discuss further.
- Commercial Activity Policy Review + Discussion
  - Airbnb and rentals were discussed... at this time, it is best to follow our HOA attorney's recommendations - making sure we enforce our policies for violators.
- Animal Policy Review + Discussion
  - Categories of pets, etc., the board would like to push the discussion regarding hens to the member meeting in June for member input.

Motion to approve all except Signage + Animal Policies. Mike seconded. Approved.

## 6. New Business

Mikki: can we have a user-friendly shelter at the mailboxes to provide weather cover for package deliveries that do not fit in mailboxes or a sign that states do not leave packages on or by the mailboxes or post. Mikki to investigate.

## 7. Unfinished Business and Other Updates

- April Mailing

The board discussed the April mailing and determined dates for pool house, docks in/out, etc. Pool is scheduled to open on 5/27, to close on Sept. 4.

Regarding events, Pam Bruder has decided to allow other residents the opportunity to plan events for the community. She has coordinated and planned community events/social gatherings for over 9 years and our community is fortunate to have her. A special thank you to Pam Bruder. Looking to see if others will want to host events/social gatherings. Mikki will reach out to members.

The mailing itself; recommend no changes to pages 1 and 2, and on page 3, drop the Covid updates regarding pool use. Mikki suggested the Pool Safety and Policy video be updated and include AED unit is now located in front pool house door.

Chris to pull together edited version of mailing to share at March meeting.

Chris and Joe to get a group together to do brush trimming.

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

Board Meeting Adjourned at: 8:10 p.m.