

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday May 18th, 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.

Guests: Joe Traniello (member + road committee), Marc Belland

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

Mark Belland mentioned that now that the roads are graded, people are speeding. Can we use local or state police to enforce? Chris will call the state police to inquire, the town will not enforce in the development.

2. Review and Acceptance of board minutes from April.

Mikki's edits were captured by Chris' suggestions and reviewed at the meeting. Fred mentioned that the culverts must be engineered properly. Chris made a motion to approve last month's minutes with amendments. Fern seconded, approved.

3. Treasurer's Report

- Financials (rounded to nearest dollar):

○ Checking	\$59,960
○ Waterfront	\$8,434
○ Playground	\$2,809
○ Rainy Day	\$15,610
○ Pre-Pay Savings	\$139,664
○ Capital Expense	\$23,093

- Assessment Collection Updates

4. Legal Updates by Chris

- Business Account (CD) Update

Chris shared that the bank (Service Credit Union) is not satisfied with our previous documentation regarding the board's approval of Fern and Chris to create business accounts at Service Credit Union with the intention of opening CDs for our Emergency and other reserve funds. The board discussed and unanimously granted Fern Fisher and Chris Vachon the permission to work with Service Credit Union to open bank accounts as necessary (savings/checking/CDs) to facilitate obtaining higher interest on our Emergency and Reserve Funds.

Mikki asked if we should move monies, such as playground funds, to gain more interest – the group agreed this is an option once we get accounts set up.

- Lien/Collection/Payment Plan Updates –

- New Payment Plan Proposal (Isaacson). - Chris is still discussing Isaacson outstanding association fees and payment options and will send updates to the board members.

- Legal Updates –

Chris: we received bills for four judgements. Chris will send a note to Michele and Gary to get an update and Fern will pay the bills.

- Tax Updates –
Chris: we are current. This fiscal year is closed. We must file again by Sept.
- Violation Updates –
Chris: no news from Wilder. Chris will inquire with neighbor to see if they agree with the property line in lieu of receiving a copy of the survey.

5. Committee Reports

- Recreation Updates by Mikki –
Mikki: the pool will open on Sat. of Memorial Day Weekend. Mikki will have to buy umbrella bases and a new storage tote for the umbrellas. Mikki is looking for volunteers to help set up the patio. The AED was set up on the outside of the pool house entrance.

Community Events are scheduled below: (pending members donations and participation and assistance):

June 25 (9:00 a.m. – 11:00 a.m.) ...community breakfast
July 15 (4:00 p.m.) ...HLA pig roast
Aug. 19 (6:00 p.m. – 11:00 p.m.) ...cheese and wine social
Aug. 20 (1:00 p.m. – 3:00 p.m.) ...ice cream social
Sept. 3 (4:00 p.m.) ...pot luck supper
Oct. 15+/- ...docks out, cheese and wine social

Event committee members include: Chairperson: Amy Cashman.,
Members: Sue Pasler, Michele Bourassa, Fern Fisher, Stephannie Jewett and Mikki Falcone

Fern mentioned to see if there is a community walking group and beach yoga.

- Waterfront Updates by Fred –
Fred: all pontoon/boat slips are taken. Kayak racks are taken. All are paid in full.
There is a wait list of 9 for pontoons and six at docks. There are some kayaks in the rack that do not belong.
We are still having issues with unauthorized people using the little pond (Rice Pond) or using with a motor which is unauthorized. We may need to install a sign stating the policy and/or place rocks to block access.
Similar challenges at the playground and near the wishing well.

Joe T. asked: do we want to mow at the dam? OK to let it grow to 30"? Chris has a note in to Charlie at the Dam Bureau for a walk through – until the walk through we should be ok.
- Road Updates by Chris/Joe –
Chris: grading is complete. More gravel needed at Wood Lot to Fox Hill and Nichols. The area around the recently cleared culvert at Nichols is still mucky after 10' of water that had backed up was cleared.

Chris: we have gravel coming in June. We have an account with Henniker Sand and Gravel where we get a better rate. We have to figure out ...should we put more money in the budget for gravel?

Maybe, increase monies for gravel by \$2k? Do we need to add a line item for labor cost? The board approved the expenditure of these funds.

Joe T. is working on developing a plan for brush cutting to save the association monies by self-performing.

The board discussed the culvert on Fox Hill. Joe would like to see the culvert at Fox Hill fixed properly and once. Chris: shared that the big question is whether a 4' steel pipe be sufficient for the culvert repair? For a pipe greater than 4' we need a permit, for a pipe 4' or under we need to inform the state of the repair. Chris to follow-up with Charlie from the Dam Bureau about whether a 4' culver is sufficient for flow in flood events. Fred reminded us that the Dam Bureau is distinctly a different entity that the Wetland Bureau.

The board discussed whether to have Chris Carter re-crown the dam in the fall. Fred mentioned that loosening that soil may be a wetlands issue.

Chris: Proposed that we consider moving Joe Traniello into the Road Director role. Joe said he would be interested and willing to do that. Chris made a motion to approve, Fern seconded, approved.

6. **New Business**

- HLA Lot 111-16 Purchase Proposal
Adjacent owner made an offer of \$3K based on communication with previous board members (2+ years ago) on the condition that they would pay only one lot fee as the subject property would be merged with the owner's existing lot. The board discussed this. Chris mentioned that in 2014 the membership took the authority to waive fees from merged lots away from the board.
- HLA Lot 119-19 Request
The board discussed a request from the owners of this lot. No decisions were made – additional research is necessary as this is not an HLA-deeded lot.
- Sign Board Purchase
Fred: this is a \$280 expense. The board discussed and agreed to this expenditure. Chris will order it on the HLA card.

7. **Unfinished Business and Other Updates**

- Road Usage Policy – board to discuss next month.
- Bylaws Proposal
Chris: he ran this by Gary and there no issues with the proposals. OK to vote on at Membership meeting.
- Facebook – no updates, FB will not change anything.

Next Board Meeting: meetings will revert back to the first Tuesday of each month – next meeting is June 13th.

Board Meeting Adjourned.