

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday July 11th, 2023 - 6:30 PM

Rossi Hall

Minutes

Attendees: Chris Vachon, President; Trevor Anderson, Vice 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.**
2. **Review and Acceptance of board minutes from June.**

Fred motion to approve, Mikki seconded, approved.

3. **Review and Acceptance of member meeting minutes from 6/24.**

We made an amendment to the wording for the Facebook page. This correction was made and published in v6. Mikki motion to approve, Chris seconded, approved.

4. **Treasurer's Report**

- Financials (rounded to nearest dollar):
 - Checking - \$147,572
 - Waterfront - \$7,980
 - Playground - \$2,809
 - Rainy Day - \$15,612
 - Pre-Pay Savings - \$70,343 (includes CD Funds)
 - Capital Expense - \$24,095
- 2023 Assessment Collection Updates - Several more payments have been received. Chris to catch up on mail at week's end

5. **Legal Updates by Chris**

- Business Account (CD) Update – Savings Bank of Walpole now as favorable commercial CD rates. The board voted to authorize CD's to be opened using long-term funds (Emergency Fund) as well as short-term funds (received funds that are for expenses later this year) and split between at 6-month and longer-term CD. Chris will stay in touch with Service Credit Union, as back up.
- Lien/Collection/Payment Plan Updates – No new updates
- Legal Updates – No new updates
- Tax Updates – Chris to initiate process in the near future.
- Violation Updates – there are none on the books at this time.

6. **Committee Reports**

- Recreation Updates by Mikki –

There was a recent incident where a member with his family tried to access the pool without a fob, through the Emergency Gate on the Pool deck.. When approached by the Recreation Director, the member responded in a verbally belligerent manner. This was witnessed by the Waterfront Director. Their fob has been deactivated. We discussed if and how a letter should be sent and if privileges should be suspended for the season.

The cinder block foundation at the pool house are in need of repair. The work may entail having to jack the building up. Contractors are being solicited for scope recommendations and repair.

Mikki suggested starting a volunteer program for members and is willing to manage. We have volunteer insurance.

- Waterfront Updates by Fred –
The heavy rains greatly affected the waterfront but no boats, pontoons, or docks floated away although the docks were still underwater. Several folks along with Fred volunteered time and effort to secure. We discussed the beaver receiver at the dam and the elevation of the water. Again, several folks along with

Chris and Joe volunteered time and effort to clean culverts and the dam receiver.

Chris heard back from Charlie at the Dam Bureau. Charlie has been replaced by Steve. Still trying to schedule site visit and if we can do a culvert 4' re-size. Steve has been asked to look at projections.

HLA member, Mike Lebo, asked if the “old” culvert on Tigola/Beaver Dam needs to be plugged.

- Road Updates by Joe –

Joe T. has done yeoman’s work on his own and with Chris Carter to help repair and make the roads safe. (Mikki in a very thoughtful gesture baked Joe a cake). Many areas need ditching, gravel, culvert replacement at Tigola/Red Coat. Rough estimate by Joe is \$20K for the unplanned work.

Chris noted that we have \$14,195 in funds for this work and made a motion to pull \$6K from Rainy Day Fund to fund this work. At the August Budget Meeting we will ask membership to allow us to move money from left over from last year to fill in Rainy day, and then complete other planned road projects (culvert on Fox Hill, culvert on Tigola, brush cutting, etc.). Mikki seconded, approved.

7. **New Business**

- HLA Budget Planning – Budget planning meeting scheduled for July 18th at 6:30pm

8. **Unfinished Business and Other Updates**

- Facebook – Chris to do more research ahead of August Budget Meeting
- Animal Policy – Chris to send out a version for review and adoption. The board discussed how to address violations and the need to enforce our covenants.

Next Board Meeting: September 12th at Rossi Hall at 6:30pm.

Board Meeting Adjourned at: 7:35pm