

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday January 9th, 2024 - 6:30 PM

ZOOM

Meeting Minutes

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

1. **Address needs and concerns of guests, if applicable:** none, Brian Magoon and Melissa Gatto had requested to be on the agenda, but they did not call in.
2. **Review and Acceptance of board minutes from November.** Chris – motion to approve, Mike seconded, approved.
3. **Treasurer’s Report by Fern**
 - Financials (rounded to nearest dollar):
 - SBW
 - Checking - \$82,348
 - Waterfront - \$7,982
 - Playground - \$2,810
 - Rainy Day - \$15,614
 - Pre-Payment - \$124
 - Capital Expense - \$9,601
 - CD (SBW 6-month) – \$20,890
 - SCU
 - Savings – \$45
 - Checking – \$61
 - CD (SCU 12-month) - \$10,066
 - CD (SCU 15-month) - \$10,065
 - CD (SCU 18-month) - \$20,135

Mikki requested that we list maturity dates for the CDs. Chris agreed.

4. **Legal Updates by Chris**

Our accountant informed Chris that there is a new tax filing reporting for corporations that must be done by 1/1/2025. We may be exempt as a non-profit but need to confirm as there are steep fines.

Two delinquent members had letters go out from us last week. 2024 Lien notices need to be notarized. One member has fallen back into “not good status”. One member still has a camper on his property and is in violation.

5. **Committee Reports**

- Recreation Updates by Mikki –

The pool house foundation has been repaired. Ben had to use more fiber cement than expected. No water coming in so far based on Mikki’s inspections. The men’s room flooring needs to be replaced. We also have some roof leakage coming from where the solar panels had been installed. This will need to be looked at and corrected perhaps with sealant. The pool heater pipe needs to be sealed as water is coming into the building, perhaps it can be done from inside.

Mikki is checking with Clearwater to see if we can get a discount for early payment. Also, if our budget permits, Mikki would like to add 2 to 3 cameras to the pool house and hall – our local electrical contractor will volunteer his time to install these.

- **Waterfront Updates by Fred –**

No updates, as it is not the waterfront season. Fred will be buying the boat stickers at month's end.

- **Road Updates by Joe –**

North Hidden/Rice Brook Culvert: the sink hole created damage that needs immediate repair. Joe has received a cost estimate from Chris Carter. We will need (3) 5' x 20' ABS pipe sections for the permanent replacement and (3) 18" x 20' ABS pipe sections to divert the water during repair. The damaged pipe sections are coming apart, the pipe bottom is gone, and the pipe is now oblong. Chris shared photos. The job does require permitting and Chris has reached out to the state as we need direction on material type, ABS or concrete, etc. Chris has been advised that the culvert is rated a "Tier 2" which is minimum impact based on the stream flow and watershed/acreage area. Initial cost estimate from Chris Carter is approx. \$30K (pipe: \$13K, material: \$2K, excavation: \$10K). The 18" pipe that is to be used to divert the water is re-usable. A quick repair is important as there may be reduced cost if the work can be done before the frost sets in. There was discussion we look for other quotes price but the consensus is that Chris Carter is most experienced and has the equipment and the availability.

Regarding **funding** for this repair, **this was not budgeted**. Much discussion, here. The good news is that our income exceeded estimates by approx. \$24K giving us a surplus of \$31K. However, we'd be left with zero funds for other contingencies and the upcoming mud season. Chris reviewed our financials thoroughly and discussed several options. Here is where we landed:

We had allocated \$11K for the Fox Hill/Tigola winter pipe repair. If we ask Chris Carter to hold off on this planned job until April, we'd still have an \$11K cushion until April. Then, once permitted, we can use the surplus funds for this emergency North Hidden/Rice Brook repair.

Chris made a motion to approve to hold off until April on the Fox Hill/Tigola repair and use the surplus funds for the North Hidden/Rice Brook repair. Joe/Fern seconded. Approved.

6. **New Business:** none

7. **Unfinished Business and Other Updates**

- **January Mailing to Membership – Topics to include:**

- Mailbox Rack
- House Numbers - signage on homes (911)
- Logo Mock-ups
- Don't push your snow out into the street
- Questions about HLA or roads – by email or on HLA facebook page, not Stoddard Page,
- Stop signs – town owns this, go to town on this.

To be added to the mailing:

...the aforementioned info on the North Hidden/Rice Brook repair will be included.

...Mikki suggested that we include the Roads Usage Policy. Chris agreed.

Chris will forward a draft of the January mailing to each of us for review prior to the mailing.

Next Board Meeting: February 13th at the David Public Library

Board Meeting Adjourned at: 7:31 p.m.