

Meeting Minutes  
HIDDEN LAKE ASSOCIATION BOARD MEETING  
Tuesday, August 13, 2020  
Remote Meeting via Skype

**Attendees:**

- Mike Kelley, President
- Bob Lucas, Vice President
- Jacky Hastings, Treasurer
- Donna Moxley, Director
- Mikki Falcone, Director
- Mike Gallagher, Director
- Bob Freitag, Volunteer interim Secretary

Agenda

1. Acceptance of board minutes from July
  - a. Approved with changes

2. **Treasurer Report**

- a. Balances

Checking	\$140,770.44
Waterfront	\$ 11,672.20
Playground	\$ 2,804.97
Rainy Day	\$ 8,686.01
Savings	\$ 117.53
CD	\$ 38,831.94
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	\$202,883.09

- b. Liens

- i. Releases notarized

- c. Dunning letters were sent at the beginning of the month to properties with outstanding balances.

- d. Property Sales

- i. There are a few recent sales and some current listings.

- e. CPA

- i. Taxes completed through 2018 – need a few final items for 2019 then they will submit all the paperwork together.

3. Committee Reports

- Recreation:**

- a. Pool will not be open for this year

- b. Solar panels

- i. Estimate for plumbing needed for new solar panels estimated at \$750 does not include installation of the panels.
      - ii. If approved panels will be ordered at the end of September and will need volunteers to install in the spring.
      - iii. Motion by Donna Moxley; second by Bob Lucas

1. Move to authorize \$750 for installing the plumbing for new solar panels.
  2. Vote – Motion carried unanimously
- c. Fencing and water to Rossi Hall
- i. Bid to run water to hall - \$2200
  - ii. Mike G bought supplies for the waterlines.
  - iii. Mike G, Charlie and Scott Davis will help install lines before the fall and hook up wastewater into septic
  - iv. Fence will be needed around the shower & running piping to the hall
  - v. Jessie Pollock has some fencing and we will need to purchase a couple posts.
  - vi. Installation TBD
  - vii. If Scott helps can we get him a gift card for helping with the work?
  - viii. Mike sent Jacky receipts on items already purchased. There are still a few items to purchase to complete the project
  - ix. Will need to make sure the pipe is cleaned out properly for the winter and possibly winterized.
- d. Preparing to open the pool for next year
- i. Purchase equipment and supplies needed for addressing C-19 before the end of this budget year.
  - ii. Keyless entry will reduce the need for attendants, but we will still need help with cleaning the pool house
- e. Tennis Courts
- i. Contractor from Pittsfield MA – Met with Mike and measured the court. Waiting for a response on an estimate
  - ii. Asking for other options for the use of the space and getting estimates for building a pavilion as well.

#### **Waterfront:**

- a. Gas issue – there have been a few reports of gas being stolen from the boats.
- b. Motion – Made by Bob L; second by Mikki
  - iii. Motion to purchase 5 cameras for security at the waterfront with the cost not to exceed \$750
  - iv. Vote – Motion carried unanimously

#### **Roads:**

- a. Prior vote on brush cutting completed by email. Chris Carter won the bid and the work will be completed
- b. Bid requests out for plowing
  - v. Asked the bidders to present a one year and three-year bids so that it can be presented to the membership
  - vi. One bid received, need to follow up on the other two potential bids
    1. Performance bond is required
- c. Grading Bids
  - vii. Will wait until after Chris finishes the grading in the spring
- d. Driveway culvert letters have not gone out yet. Will try to get them done by the end of the month
- e. Camper Letters – letters went out to violators
- f. What are we doing to follow up on previous letters?
  - viii. One letter has been sent out on a current violation (Stuckey)

- ix. Camper letter sent through dot loop in July 2019 for Stenstrom. He is working on putting in a septic system. We will need to follow up with him as we have not received an update this year.
- x. Geoffrey Post – no response to digital email
- xi. Mike K to follow up with Lexie to get the documentation she has and see if she is willing to review the latest version of the bi-law revision
- g. Beaver Deceiver - Installation to begin this week.
- h. Kings Highway Culvert
  - xii. The town is not giving waivers for the load limit on Kings Hwy..

**Bylaws:**

- a. Clarify or refine the definition of fireplace
- b. Need committee members to work on these update
- c. Donna will edit post for FB to recruit new people - Follow up at Tuesday meeting with edits to post
- 4. Unfinished business
  - a. Pathway to Rossi Hall– Bob F is continuing to research the options available.
- 5. New Business
  - a. Lawyer Update
    - i. Is an owner balance private or personal information and do we need permission to disclose to a third party? Yes – law prohibits providing debt information without permission from the owner.
    - ii. ROW for Hidden Lake (Brian/Jared Pratt) – Provided some guidance for the board to review and decide.
      - 1. Motion: By Mikki; second by Donna
      - 2. Motion to meet with Brian and Jared Pratt to determine access for their property (108-.31) and determine appropriate location for vehicle barriers to the walking trail.
      - 3. Vote – Motion carried unanimously
      - 4. Mike K to call Brian/Jared to set up a meeting to discuss. Will need to have additional board member there and a tractor available to move the barrier.
  - b. Covenants Committee – Donna Merrill is inquiring to see if anything has been started. Mike will reach out to Donna M with a response – The board does not have capacity to take on this work.

**August Budget Meeting 8/29/20** (Rain Dates 8/30 or 9/12)

- What is the number of people needed for a Quorum?
  - o 10% of Members or 27 voters needed (254 HLA / JLN-P 18)
- Venue – outdoor meeting by pool house
- Logistics for membership meeting
  - o Tables, chairs and tents
  - o Microphone and extension cords
  - o Sign for Kings Highway
  - o FB and website post
  - o Check-in station – manned by Bob F and Mike E (virtual check in)
    - Need listing of paid members

- Voting – Completed by hand raising
  - By-laws
  - Secretary and possible Director position

**Agenda for Tuesday Meeting 8/18/20:**

- Finalize budget
- Create agenda for the meeting – Mike to create a draft
- By-laws committee
- Tennis Court
- Plowing bid
- Activity on the Pratt property

Meeting Adjourned 9 pm

Next monthly board meeting September 9, 2020 at 6:30 PM