

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday, March 15, 2022 - 6:30 PM

ONLINE VIA ZOOM

MINUTES – APPROVED AS AMMENDED 4/19/22

Attendees: Chris Vachon, President; Trevor Anderson, Vice President; Mikki Falcone, Recreation Director; Donna Moxley, Road Director; Fred Pasler, Waterfront Director

Unable to Attend: Fern Fisher, Treasurer

Guests: Joe Traniello, Eric Tuttle, Scotty Bennet (TBD)

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

- Joe Traniello – mentioned two dead trees, at corner of the driveway of pool and Kennedy Brook. Joe and Chris to connect and determine removal plans.
- Scotty Bennett – emailed a suggestion about bike rack for students near the mailboxes. The board will consider placement of and then get back in touch with Scotty.
- Eric Tuttle – Pavilion Project, Eric asked about the tennis court plans and moving towards building a pavilion. Chris and Eric to discuss further outside of a board meeting to work toward developing a plan.

2. Acceptance of board minutes from February. Board minutes were accepted as amended (Donna/Trevor).

3. Treasurer's Report

- Transition Update – Chris and Fern shared an update on her transition into the Treasurer Role. Next steps are to utilize approved minutes from February to get her on our bank accounts.
- Financials (rounded to nearest dollar) as of 03/11/22:
 - Checking \$ 71,858 – pending payment to MEEB (\$4,510) will be \$67,348
 - Waterfront \$ 10,534
 - Playground \$ 2,808
 - Rainy Day \$ 14,952
 - Pre-Pay Savings \$ 895
 - Capital Expense \$ 5,001
 - CD \$ 39,213
 - TOTAL \$145,260 – will be \$140,750 after pending payment
- Lien/Collection/Payment Plan Updates – Chris shared updates that included resolution to 2 past due balances, all payment plans are current, 2021 liens are in the process of being notarized and recorded, and one pending sale will clear an outstanding balance in the next few weeks.
- Tax Updates – No updates, next call with IRS is coming up before our April meeting.

4. Committee Reports

- Recreation Updates by Mikki
 - NHDES Rule Changes for Public Pools Update – waiting for info from Clearwater to file our information with the state. Deadline is opening at the end of May.
 - Electricity Invoice for Pump House – CV handing off to Fern as she transitions into the role.
 - Fence Installation – CV + Joe to take a look at this and plan it out.
 - Water – Water needs to be turned on before April 30th. CV to look at.
 - Phone Line needs to be installed prior to pool opening. Mikki + Chris looking at options for voicemail system.

- Cleaning/Maintenance Employee – looking to hire someone for 10-16 hrs a week for this. \$10/hr. The board discussed rate of pay – Mikki and Chris will look at this closer.
- Pool Hand Rail Repair Estimate – repair is needed to be done prior to pool season. Estimate is \$2K to repair and secure both hand rails so they don't fail in the future.
- Pool Opening Update:
 - Clearwater will open and service on 5/12
 - Solar Panel install 6/15
- Waterfront Updates by Fred
 - Beaver Activity Update – wetlands bureau calling back this week or next to set up a time to visit waterfront slip A3. After that will coordinate with Rusty at Homeland to get this removed.
 - Hidden Pond Dam/Spillway Update – follow-up w/ 3/24. Next steps are site visit in early April followed by project plan and proposed budget.
- Road Updates by Donna
 - Plowing/Winter Roads Update – plowing went well this winter until last week where we ran into issues with timely plowing when trucks didn't arrive until 6pm. Board discussed quality of plowing and several members felt that our plowing company has done a really nice job this year in spite of all the icy conditions we have seen this year.
 - Board discussed ambulance issue from last month – Trevor shared insight from the fire department perspective of this issue
 - Hole in Tigola – Chris Carter will be out to take a look at this and determine next steps.
 - Nichols Drive – construction vehicle damage from house on the end. The board discussed how to approach this in the future. CV – to follow up with owners.
 - Kings Highway/North Hidden Lake Road Sign Update – Trevor to connect w/ Dave and Pat to follow-up on this and yield sign.
- Violations Review – the board briefly discussed current issues with campers and right-of-way.
- Buildium Task Review – only current task is spring mailing.

5. New Business

- Trevor asked about chickens in the neighborhood. The board discussed this topic relative to the covenants and the prior policy work that had been considered. Chris will share prior work with the board for review.

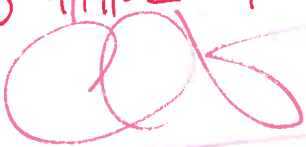
6. Unfinished Business and Other Updates

- 2022 Spring Mailing Finalization – The board discussed the spring mailing. Chris will update April Assessments in Buildium and facilitate sending this out.
- Temporary Seasonal Home Update (CV) – Chris to send out info to properties that have historically requested this that are not complete with building yet.
- Secretary Recruitment Update – no updates at this time.
- Emergency Response Committee Update – Trevor shared his thoughts on forming the emergency response committee and the board discussed the concept in general. First steps are ID'ing what equipment or expertise neighborhood residents have that would add value in a time of need.

Next Board Meeting: Tuesday April 19 @ 6:30pm via Zoom or at Library

Board Meeting Adjourned at: 8:52PM

APPROVED 4/19/22 BY HUA BOARD



CHRIS VACHON, PRESIDENT/SE.