

# HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday, May 10, 2022 - 6:30 PM

Rossi Hall

## MINUTES – APPROVED AS AMMENDED

**Attendees:** Chris Vachon, President; Fern Fisher, Treasurer; Mikki Falcone, Recreation Director; Donna Moxley, Road Director; Fred Pasler, Waterfront Director

**Unable to Attend:** Trevor Anderson, Vice President

**Guests:** Joe Traniello, Jon Ibarra, Dennis Crichton, Steve, Eric Tuttle, Ray Tuttle

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

Joe Traniello – no topics

Jon Ibarra – shared an update on status for building and apologized for lack of communication and requested we reinstate their status as good and consider granting their boat slip permit.

### 2. Acceptance of board minutes from April. Unanimously accepted (Mikki/Fern)

### 3. Road Contractor – Chris Carter joined to share updates on roads and recommendations for the future. Notes are in Attachment A.

### 4. Treasurer's Report

- Financials (rounded to nearest dollar):
  - Checking \$ 26,167 (-\$1,059 outstanding check)
  - Waterfront \$ 10,535
  - Playground \$ 2,808
  - Rainy Day \$ 4,953
  - Pre-Pay Savings \$119,347 (+\$2K in pending deposits)
  - Capital Expense \$ 5,001
  - CD \$ 39,236
  - TOTAL \$208,047 (+\$941 in pending payments/deposits)
- Lien/Collection/Payment Plan Updates – Chris shared an update on the current status of liens and collections.
- Tax Updates (past and current) – no new updates.
- FY22 to FY23 Financial Transition – Chris and Fern will be meeting (hopefully with Jacky) to work through this.
- CD Status and Plan – we are going to move the CD money to checking after it's maturity until we set up a new CD at higher rates (target is doing that in June).

### 5. Committee Reports

- Recreation Updates by Mikki
  - Pool House Opening Recap/Current Status – couple weeks away from opening (fence (CV/JT), cameras (Bill), hot water (CV). One cleaner withdrew, will post role.
  - Solar Panel/Timer Installation Update – spoke w/ Clearwater about requirements for automated valve.
  - Camera Update – Bill to install in pool area.
  - Handrail – fixed by putting one in the middle.
  - Fobs – Mikki scheduling a couple of sessions for folks to pick up fobs.
- Waterfront Updates by Fred
  - Docks In Recap/Current Status – docks in, slips are moving to new boats.

- Hidden Pond Dam/Spillway Update – waiting for update from engineering firm. Put signs up to prevent ATVs/vehicles on road.
- NH Dam Bureau Inspection – no dates yet.
- Mowing – Chris + Fred to connect this week to update the contract + get this squared away.
- Road Updates by Donna
  - Brief follow-up to conversation with Chris Carter.
  - Road Plowing Update – Donna chatted w/ Rusty regarding salt usage, speed of plowing, and performance bond for next year. Donna to follow-up on sand + back-drag dirt at waterfront.
  - Kings Highway/North Hidden Lake Road Sign Update (Trevor) – no updates. Signs need to be straightened out.
- Legal (Chris) – no updates
- Violations Review (Chris) – no updates
- Buildium Task Review (Chris) – none

#### 6. New Business

- June Meeting Dates – Chris to reach out to Trevor and coordinate with the rest of the board.
- Amenity Usage + Payment Plans – the board approved the request of an owner to use the pool who has paid this year's assessment and is making good on their payment plan to pay back past balances.

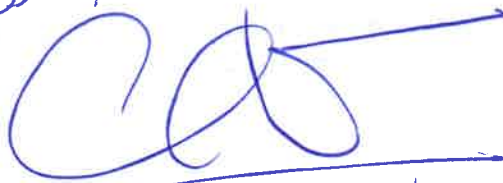
#### 7. Unfinished Business and Other Updates

- Olde Home Days Parade (Mikki) – no updates
- Neighborhood Clean-up (Mikki/Tim Francis) – no updates
- Bike Rack @ Kings Highway/Kennedy Brook – location – clear trees. CV to follow-up
- Tennis Court Update – Chris shared update from Docks-In conversation – there were some concerns about cars going down the hill if fencing is removed.
- Temporary Seasonal Home Update – Chris shared updates on this and the board discussed.
- Emergency Response Committee Update – no updates

Next Board Meeting: TBD

Board Meeting Adjourned at: 8:46pm

APPROVED AS AMENDED @ HUA JUNE  
BOARD MEETING ON 6/15/22



CHRIS VARHON  
HUA PRESIDENT/SECRETARY

## **Hidden Lake Association – May Minutes Attachment A**

### **Chris Carter Visit Notes + Recommendations**

**Winter Maintenance** – Chris noted that the plowing guy added salt to sand and as a result, lots of material had to be pushed to the side to put a bed of stone down. Material has since been pushed back during spring season. Nichols Drive – bed of road was OK, top layer was muddy. Freeze/thaw cycles, plus rain and heavy traffic were major contributors there. Chris met with plowing contractor today to show areas where things were over-plowed and addressed salt concerns. Chris recommends narrow passes in spring season.

**Gravel** - \$10K in budget for this year – lots of that is going into Kings Highway. After this year we should be good with Kings Highway. Chris recommends that in future years we focus gravel on the hills (Beaver Brook/Beaver Lake, Tigola Hill) (FY24) and then South Hidden Lake hill up from Beaver Brook + Kennedy Brook top-dressing (FY25). Chris also recommends pulling pine tree out on left of Kennedy Brook down from Marc/Steve's house to improve drainage.

**Ditching** – hills should be ditched similar to what's been done on Kings Highway. Cost for an exclusive week of ditching is \$10K – recommendation is every year for 4-5 years.

**Culverts** – No current failures or critical issues. ABS pipe pricing has gone through the roof and finding it is tough right now, Chris recommends doing nothing until we need to. As has been shared - metal culverts will need to be replaced going forward. Fox Hill (5' culvert) will be expensive based on size and Chris recommends saving \$5K a year for this replacement/repair.

**Kennedy Brook (by mailboxes)** – recommend under drainage for this year. Price TBD