

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday June 13th, 2023 - 6:30 PM

Rossi Hall

Meeting

Minutes

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

Guests: Terri LaRoche (resident of Stoddard). Terri requested that we and the membership consider hosting a music venue on either Saturday, June 15th or Saturday, Sept. 14th as part of Stoddard's 250th celebration, next year in 2024. She approached us as a citizen and committee member and is not representing the town at this time. We were handed a proposed itinerary of concert series events. Initial concerns raised by the Board include parking, shuttle transportation logistics, insurance, volunteer manpower, site location, power needs, and an estimate on how many attendees. Terri requested that we get back to her before her next committee meeting on July 13th. We will put forth to HLA members at our June 24th meeting.

1. **Review / Acceptance of board minutes from May.** Fern: motion to accept, Mike seconded, approved.

2. Treasurer's Report (Fern)

- Financials (rounded to nearest dollar):

... Checking	53,991	...Pre-Pay Savings	158,540
... Waterfront	8,434	...Capital Expense	23,094
... Playground	2,809		
... Rainy Day	15,610		

- 2023 Assessment Collection Updates - Chris received (2) checks from the New Hampshire Housing Authority in the amount of \$4,300.

4. Legal Updates by Chris

- Business Account (CD) Update: Chris worked out the terminology with the bank for transfer.
- Lien/Collection/Payment Plan Updates: there is a 2nd notice (Dunning letter) going out this week.
 - Payment Plan Proposal (Isaacson): proposal is to pay \$300 per mo. and then pay balance when lot is sold. Suggest we waive late and legal fees if payment plan is solidified. He owes \$9K and has an interested buyer for 2 of 6 lots. Chris: motion to accept, Fern & Mikki seconded, approved.
- Legal Updates – we received a bill for the filing judgement. Also, Gary said that our By-laws are fine so we can proceed with this discussion point at the June HLA meeting.
- Tax Updates – refer to handout “HLA Total Budget”

- Violation Updates – Chris is in continued contact with Mr. Wilder. The “rocks” are not on his property per confirmation of neighbor’s survey of site plan. OK to move rocks. Joe T. will speak to C. Carter about moving the rocks. Mr. Wilder is now caught up on dues. Chris: motion to accept, Mike seconded, approved.

5. Committee Reports

- **Recreation Updates by Mikki** – the pool opening is going well. We need to make sure Swimmers are shower before entering the pool. Residue from laundry detergent, sunscreen etc.. is making the water cloudy and making filtration more difficult and costly, due to needed triple the amount of chemicals. Cinder Block foundation at the pool house is in need of repair. Working on getting estimates for the repairs.

Re: Events: Potluck Brunch/ Bruders is scheduled for 6/25. Mikki is also partnering with the library to hold yoga events two days per week at the library, details will follow. Fern is considering a starting walking club.

Mikki spoke with our insurance agent regarding events and fitness classes in addition to liability of “common area” usage by short term renters. Erika suggested we make sure that short term renters have adequate insurance coverage. She suggested we define the members versus guest and have a policy to define the difference.

Re: tennis court / pavilion. We budgeted \$1,900 for the permit to renovate the tennis court. The membership voted in favor of a pavilion. The permit process takes 6-8 months and is under the jurisdiction of the NH Wetlands Bureau.

- **Waterfront Updates by Fred** – our waterfront slips are fully spoken for. There are some issues that Fred has had to deal with... some of the pontoons are too large for their slips, also, Fred happened to come upon a group of ATV’ers who set up their “annual summer picnic” at the little pond. While very courteous and respectful, they were not HLA members and therefore, should not be having their “annual” picnic event in HLA. Mikki suggested that we put up a sign.
- **Road Updates by Chris/Joe** – roads were graded just recently. Chris Carter was supposed to return on this day to do more grading. Joe suggested that more ditching needs to be done on Tigola. Joe/Chris will ask Chris Carter to move the rocks at the Wilder property. Joe also, suggested that we use better material for the grading... thi si motion already with our upcoming use of a new gravel vendor. Chris and Joe examined member owned culverts... the two of them removed approx. 48,000 gallons from a stoppage at the end of Nichols. Joe has a contact that has a chipper and will trim back the roads to allow for more effective drying. We discussed the 5’ culvert on Fox Run which could be in danger of collapsing. Chris will speak to Charlie at the NH Dams Bureau regarding our proposed solution. We may need a flow control box at the little pond dam (?).

6. New Business

- HLA Member Meeting Planning: Chris: what topics do we want people to weigh in on? By-laws is one; these will be voted on at the August meeting. Regarding the animal policy. Chris will ask Gary to weigh in. ...Mikki will encourage more member involvement and will ask for volunteers

to help with the sign, Mike will speak on sharing the message on being involved, Fern and Mikki will bring up the social dates.

7. Unfinished Business and Other Updates

- Lot Mergers and Purchase Requests: nothing new to add here.
- Road Usage Policy: Mikki suggested that we adopt on one way policy during fragile times/severe storms.
- Bylaws Proposal: we considered that one member cannot speak for the HLA Board. Also, how to address the issue of a repeatedly absent Board member.

Next Board Meeting: July 11th at Rossi Hall

Chris: motion to adjourn, Fred seconded, approved.