

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday February 13th, 2024 - 6:30 PM

ZOOM

AGENDA

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

Absent: Trevor Anderson, Mikki Falcone

Guests: Greg Pellerin, Maryanne Crichton

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

Mr. Pellerin wanted to listen in. His one question was if the tennis court could be modified to a pickle ball court. Chris advised that the membership had voted to pursue permitting for the construction of a pavilion and upgrades to the playground.

Ms. Crichton questioned the boat/waterfront/common area fee and felt that all maintenance costs, etc., should belong entirely to the boat owners or kayak owners who pay a slip/rack fee. Chris advised that the \$50 boat slip fee and \$10 kayak rack fee were originally voted in by the members in 2009. Chris also shared that the membership has approved the budgets every year since that includes these fees being used the way they are and there's no records that align with Ms. Crichton's recollection of the original guidance on the use of those fees. The Board has been given no reason from the members to change things as they operate now. Also, the general sentiment is that the members who pay slip/rack fees consider it a special privilege. As the budget is approved at this time, this concern can be brought up at the next membership budget meeting.

Ms. Crichton had a second question. She had bought a small non-HLA lot and requested to have the road usage fee for that lot waived. Her belief is that this lot is not build-able and therefore, should be able to be merged with her existing property and exempt from the additional fee. Chris advised that there was a membership vote made in 2014 to not recognize the town merger of lots when it comes to the HLA Assessment. Chris also, advised that the Board could review this request at next month's meeting.

2. Review and Acceptance of board minutes from January.

Chris made a motion to approve, Fern seconded, approved.

3. Treasurer's Report by Fern

- Financials (rounded to nearest dollar):
 - SBW
 - Checking - \$48,190
 - Waterfront - \$7,983
 - Playground - \$2,810
 - Rainy Day - \$15,615
 - Pre-Pay Savings - \$124
 - Capital Expense - \$9,602
 - CD (6-month, matures 3/5/24) – \$20,968
 - SCU
 - Savings – \$61.00
 - Checking – \$45.00

- CD (12-month, matures 11/13/24) - \$10,109
- CD (15-month, matures 2/13/25) - \$10,108
- CD (18-month, matures 5/15/15) - \$20,223
- TOTAL -

4. Legal Updates by Chris

- Lien Updates – we have (19) open balances on the books, (1) will clear in two months, another soon after. We have several liens in process. For the four largest open balances, we have proposed payment plans but those delinquent members have not responded, thus, we will initiate legal action.
- Judgement Updates – no updates.
- Violation Updates – no updates.

5. Committee Reports

- Recreation Updates by Chris in Mikki’s absence – Mikki is investigating hiring a pool cleaning service to evaluate the potential cost savings of not having to pay employee fees such as insurance, workman’s comp, payroll processing, etc. Chris offered that he would be taking a look in the basement of the pool house to evaluate the men’s room floor board repair.
- Waterfront Updates by Fred – Fred ordered the boat stickers for the slips and will be picking them up shortly. Also, he is at work on the seasonal burn permit for the waterfront.
 - Road Updates by Joe – the repair at the North Hidden/Rice Brook Culvert went better than expected. More stone will be needed to build up the headwall in the better weather.
 - Joe has spoken to contractors doing work in HLA and they have agreed to hold off doing work until the roads improve. Joe reminded the contractors that they are liable for road damage they cause.
 - ~~Chris Carter will be doing repairs to the potholes.~~
 - Chris Vachon advised that he does need to file the follow-up report for the culvert repair and he expects that permit fee will be \$400-\$800 upon filing the report. Chris also advised that when the Town posts road signs for mud season, we will as well. Fred suggested that we post six-ton limit signs and that they be 18”x18” orange with black lettering so that they are visible. Joe suggested that we post “Pass at your own risk” signs.

6. New Business

- Spring Calendar + Mailing - Chris suggested that we review at the March meeting what dates should be included in our next mailing (examples: docks in and out, pool open, etc.).

7. Old Business

- Winter Mailing Review - Chris to forward to board members a draft for review of the winter mailing that will go out to members (topics to include the culvert repair, logo mock up, plowing snow into the streets, etc.).

Next Board Meeting: March 12th at 6:30pm at the Davis Public Library

Chris motion to adjourn, Fern seconded, approved.

Board Meeting Adjourned at 7:26pm