

# HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday August 8<sup>th</sup>, 2023 - 6:30 PM

Rossi Hall

## AGENDA

**Attendees:** Chris Vachon, President; Mike Belanger, Secretary; Mikki Falcone, Recreation Director (remote); Fred Pasler, Waterfront Director; Joe Traniello, Road Director.

**Guests:** Ben + Gordy discussed proposed repair plans for Pool House.

Scope of work to include jacking up the building to access and repair cinder block foundation, installing drains around sections of building, installing a waterproof barrier. Ben explores if a permit is required, he believes that because it is a “foundation fix”/repair no permit is required. The work could take place at the end of Oct. Ben’s company is insured. Fred Pasler: additional work may be required to divert water coming down hill but this is not an emergency. Ben and Gordy provide a quote to Mikki.

Chris Vachon: The capital expense fund has \$24K so we have the monies for this project.

### 1. Address needs and concerns of guests, if applicable. (none)

### 2. Review and Acceptance of board minutes from July.

Chris made updates to the board minutes from July which are reflected in v3. The updates were to the wording for the Bank of Walpole which they’d accept regarding our CD.

Chris: motion to approve, Fred seconded, approved.

### 3. Treasurer’s Report

- Financials (rounded to nearest dollar):

○ Checking -	128,149
○ Waterfront -	7,980
○ Playground -	2,810
○ Rainy Day -	15,612
○ Pre-Pay Savings -	70,346
○ Capital Expense -	24,096
○ CD	
○ TOTAL	

- 2023 Assessment Collection Updates

Chris: checks have been rolling in. Will send one final reminder to delinquent members before turning over to legal.

### 4. Legal Updates by Chris

- Business Account (CD) Update – discussed as worded in v3 of July meeting minutes.
- Lien/Collection/Payment Plan Updates – everyone is on track at this time.
- Legal Updates – Chris mistakenly received a letter on judgements for four properties owned by Mr. Hicks. Chris forwarded to Gary the lawyer.
- Tax Updates – no new news
- Violation Updates – no new news

### 5. Committee Reports

- Recreation Updates by Mikki –

Mikki has seen various violations while auditing our cameras and key fob system. . (example: the umbrellas not being closed after use, letting others in without a key fob etc... ).

Mikki has had discussions with Erika Shepard (our insurance agent) about our request for an umbrella policy. This carrier does not desire to extend higher liability for higher coverages than we currently have. Erika also suggested that we look at defining our member/guest policies. She has other properties where “Homeowners only” and “Guests can accompany homeowners” may use the common areas. She advises us to work with our HOA attorney on these policies.

- **Waterfront Updates by Fred –**

The lake is still down about 6” following water release from the dam. Fred, Joe, and Chris met with Jay Hargy (our new NH Dam Bureau contact) who was helpful. We have permission to repair the spillway and have been requested to address brush and trees in the dam and spillway area. The Dam Bureau has also made recommendations for the downtube of the dam. Fred, Joe, and Chris will be meeting to put together a maintenance plan. We have permission to replace the 5.5' culvert below the spillway on Fox Hill with the 4' steel piping we discussed with Chris Carter in April since there is no negative hydrological impact. This install can proceed in the fall once funds are appropriated. Chris: at the member budget proposal meeting, we will ask to use funds left over from last year to pay for these projects.

- **Road Updates by Joe –**

Joe has been working on getting Brush Cutting/Tree Work quotes. There is work needed to be done before the start of winter. We had budgeted \$4K appears that will be enough.

Regarding the next snow plow contract, Rusty provided a price of \$65K which is up from his previous yearly rate of \$48K. We need to confirm: was this quote for one year or for each of three years? Will the outer loop roads be plowed first pass by 4:30 a.m.?

## **6. New Business**

- **HLA Budget Planning –**

The budget with the projections we put together at our last meeting and with an updated plowing estimate of \$65,000 for next year puts us up significantly. First pass on the budget would rely on assessments being at \$725 to fund it. Chris asked Directors to take a second look at their budgets and he'd look at administrative, etc., as well.

(Budget revisions were received and Chris sent out a communication to the members on Aug. 10<sup>th</sup> with the proposed budget and recommended changes to the bylaws).

- **Tent Usage Question – Bill Hawkins - this issue is closed.**

## **7. Unfinished Business and Other Updates**

The animal policy dictated by the covenants. Personal opinions have no bearing.

**Next Board Meeting:** Sept. 12th at Rossi Hall

**Board Meeting Adjourned at:** Chris motion to close the meeting, Fred seconded, approved