

# HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday October 14<sup>th</sup>, 2023 - 6:30 PM

Davis Public Library

## AGENDA

**Attendees:** Chris Vachon, President; Fern Fisher (remote), Treasurer; Mike Belanger, Secretary; Mikki Falcone, Waterfront Director; Joe Traniello, Road Director.

**Absent:** Fred Pasler, Waterfront Director

**Guests:** Bill Hawkins (remote)

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

- Bill Hawkins – tent camping on his lot. Mr. Hawkins is seeking permission to put up a tent for weekends only. His intent is to build a primary residence in the next 2-3 years. He understands that he'd be required to use a camping toilet and/or make use of the pool house. He is currently waitlisted for a boat slip. He understands the intent of the by-law and endorses it. The Board will get back to Mr. Hawkins.

After Bill left the call, the board discussed Bill's request and approved it with conditions. Chris will reach out to Bill and document this in Buildium

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

Chris motion to approve, Fern seconded, approved.

### 3. Treasurer's Report

- Financials (rounded to nearest dollar):
  - Checking - \$108,084
  - Waterfront - \$7,981
  - Playground - \$2,810
  - Rainy Day - \$9,613
  - Pre-Pay Savings - \$70,352
  - Capital Expense - \$24,098
  - CD (SBW 6-month) - \$20,660

### 4. Legal Updates by Chris

- Business Account (CD) Updates – Chris & Fern signed off on the paperwork to activate and fund the new accounts with Service Credit Union. Chris will move our emergency funds there and move them into a CD which we anticipate will earn 5.25% interest.
- 2023 Assessment Collection Updates - good progress resolving accounts. Chris sent final notice to the remaining delinquent accounts and will give them another 2-3 weeks before turning over to Gary.
- Collection Updates –
  - Hicks Update – our options are three-fold: accept the offer on the table from Mr. Hicks, reject his offer and pursue judgment, or counteroffer. The board discussed this extensively discussion as Mr. Hicks owes \$11K. Gary thinks the offer is unreasonable. Chris will ask more questions: if we accept the offer and Mr. Hicks defaults, then what? Must we start over from the beginning? If we reject, what do the next steps look like?
- Tax Updates – Chris has completed.

- Violation Updates – Temporary Seasonal Home Updates: Chris will send a letter to Mr. Isaacson regarding his camper violation on Kings Hwy property.

## 5. Committee Reports

- Recreation Updates by Mikki – Pool is closed. Pool house closes on Oct. 15<sup>th</sup>. Payroll is suspended for the season (except for W-2s).
  - Foundation Repair Update – Mikki has been unsuccessful in attempts to contact Ben. Mikki will send a letter to Ben to see if he is still interested as a contract and a payment plan need to be agreed to, in addition to a COI (Certificate of Insurance).
- Waterfront Updates by Fred – Fred was unable to attend but Chris reminded all that docks come out on the Saturday October 14<sup>th</sup>.
- Road Updates by Joe – Joe & Chris to meet with Chris Carter regarding the culvert on Fox Hill. Can Chris Carter rake up by the dam? Some mowing took place around the dam and spillway; no blueberry bushes were damaged. Chris has a follow up email into the Dam Bureau on finalizing required work. We have a bit of a dilemma with the local beaver population and any able assistance is appreciated. Joe may have access to a hammer drill that would be used to break up rock in road. We have had good luck year to date with Henniker Sand & Gravel.

## 6. New Business

- FEMA Disaster Relief Funding Update - Chris invested time on this, worked hard to meet the application deadline but did find out that HLA is not eligible as we do not provide a service. Chris's rebuttal is that we manage 9 miles of roads which is ½ of those in Stoddard. We did learn that if additional funding is required, we could obtain Small Business Loans.
- Mikki asked that we resume the discussion on who is a resident, who is a guest? Chris advised that this is a by-laws/policy committee issue. Chris mentioned that we have one other topic for this group (driveway permits - so as to Let the applicant know if a culvert on their property is necessary) and asked the group if there were other topics. Chris will reconvene the group over winter.

## 7. Unfinished Business and Other Updates

- Members Volunteer Program (Mikki) - a Volunteer Tab is now listed on the HLA website. Volunteers should let Mikki or a Board Member know what it is they are volunteering for for insurance purposes. The volunteer activities must be clearly documented.
- HLA Sign/Logo - Mikki and Chris drafted HLA Logos for board to consider to be used on HLA Sign at entrance at King Hwy and Tshirts.

**Next Board Meeting:** Tuesday November 14<sup>th</sup> at 6:30pm at the library

**Board Meeting Adjourned at:** 7:51 p.m.