

HIDDEN LAKE ASSOCIATION BOARD MEETING

Tuesday, May 11, 2021 - 6:30 PM

Online Skype meeting

MINUTES

Attendees: Michael Kelley, President; Jacky Hastings, Treasurer; Chris Vachon, Secretary; Mikki Falcone, Recreation director; Donna Moxley, Road director; Andrea Young, Waterfront Director

Guests: Jonathan Cann

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

Jonathan Cann – no topics

2. Acceptance of board minutes from April.

Minutes were approved as amended.

3. Treasurer's Report

- Financials
 - Checking \$37,069
 - Waterfront \$11,732
 - Playground \$2,806
 - Rainy Day \$8,690
 - Savings \$100,108
 - CD \$39,099
- Assessments Update – 2021 Boat Slips currently included in Pre-Pay Savings Acct. Roughly 12 assessments were paid online which are currently included in the Checking Acct. Several new payments arrived today and will be processed soon.
- Liens Update – no updates.
- Legal Fees Update – Jacky shared a review of legal fees and income over the past year – when considering income (liens being cleared and property transfers) and separating tax filing expenses, we were in line with our budget for 2020.

4. Committee Reports

- Recreation Updates by Mikki
 - Mailbox Project Update – Bridge completion is still targeted for the end of the month. Mikki has obtained a quote from a member for construction of project. Looking to get a second quote from a contact Andrea has. Chris and Mike to work with Mikki to get material list and pickup lumber.
 - Spring Opening Updates –
 - Pool + Pool House Opening – Pool House is open and being cleaned by Mikki daily – no issues to report. Pool is scheduled to open June 5th. Pool is in very rough shape based on not being opened last year – Clearwater and Mikki are advising doing the pool cleaning/maintenance in the pool in the future if we run into a similar situation as 2020. Pool Attendants are hired. Masks will not be required per updated state guidance and we are expecting to have capacity at 50% based on current state guidance.
 - Pool + Pool House Hours – Pool hours will be 12pm-7pm. Several members have asked about exercise/lap time in the morning vs “recreational” time during normal hours – the board discussed ways to approach offering this option.

- Key Fobs – Mikki now has access to key fob software and is setting up and distributing fobs for members. Mikki will work on auditing current key fob access. Chris also received training from Mike G to serve as back-up to Mikki.
 - Cameras – A member (Bill) will have volunteered to install the new cameras which will give us full visibility to the pool deck. We still need to finalize a plan for Waterfront Cameras.
 - Rossi Hall Updates –
 - Water Update – Mikki to follow-up with plumber about getting this installed and set up. If that doesn't work, Mikki will have a member do this work.
 - Floor Painting – This will be complete once water is run to the hall.
 - Mesh Safety Pool Cover – Mikki is looking into pricing for a mesh safety pool cover for next year.
- Waterfront Updates by Andrea
 - Docks In Recap – Docks In went very well and was done by 12:30pm. We ID'd several boards that needed replacement, Andrea and Jessie worked on this last week and there are about 12 more that need to be replaced this year.
 - Boat Slip Update – Assignments are done, only 1 needs to be discussed.
 - Considerations/Questions for future
 - One slip per household per season – the board discussed and will look at this ahead of the 2022 Annual Mailing.
 - Docks In before dues? Can this be changed? – the board discussed, and Andrea will set the date for next year.
 - Painting and Renumbering Kayak Racks in October – the board discussed this topic and Andrea will come up with a plan for fall.
 - Overwintering Kayaks – Andrea and Chris will be working on a communication to address this ahead of the fall.
 - New Markers for Docks – the board discussed this and advised coming up with a subtle solution to mark the docks.
 - Boat Slip transfers within families/households – the board discussed this topic at length and will pose the scenario to the membership for discussion/vote at the June meeting.
- Road Updates by Donna
 - Current Road Conditions – we are currently grading roads. Due to current conditions we need to prioritize roads for spring grading - the main loop and part of Kings Highway had to be done twice while some roads may only have trouble spots hit at this time. Grading will be complete on 5/12.
 - Waterfront Area in front of Tennis Courts – Mikki + Donna are working on getting material down there to fill this area. This will hit the Recreation Budget.
 - Bridge Updates – No update on paving at this time, waiting to hear back from the town administrator.
 - Tigola Washout Follow-up (insurance claim) – member hasn't heard from the insurance adjuster.
 - Concrete forms + grates at dam Update – no update
 - Woodlot Boat Access Properties – no update
 - Street + Road Sign Updates – Donna contacted town administrator about this, waiting to hear back. The board discussed adding this as a line-item to the next budget.
 - Geoffrey Post Culvert Request – our contractor consulted with Geoffrey and made the assessment that the landowner's plow guy knocked some stones off the header, but it's not necessary to replace or repair the culvert at this time.
- Policy + Bylaw Updates by Chris
 - Camper Permission Updates – the board discussed the process and requested adding timeline to project for future. The board will further review policy for 2022 in November.

- Outdoor Fire Policy work with fire department –
- Bylaws Committee Meeting Recap – Chris recapped the recent Bylaws Committee and shared the committee-approved Bylaws Proposal for the June meeting and the working draft of the HLA Directors and Officers Ethics Policy.
- Violations Review – the board discussed the current violations. Mike to consult with the HLA attorney on another pending violation.

5. New Business

- June Member Meeting Plans/To Dos – the board discussed the June Member Meeting. Chris will draft an announcement for the meeting, rain date, bylaws proposal, and elections for the board to review and will post that along with Bylaws Proposal ahead of May 28th.
- Cellar Holes/Finished Homes Discussion – the board discussed this and will be working with the Bylaws/Policy committee to review the current policy to determine if updates need to be made.

6. Unfinished Business

- John Hicks Update – the group is working on finalizing the formation of the non-profit and working on sourcing materials for the build.
- Wood Bank Update – no updates.
- Buildium E-Pay/Member Center Update – E-Pay was finalized towards the end of April and 12 members have paid this way.
- Board Member Plaques – Chris and Mike worked on this during the past month, and we have 90% of the information we need to update the plaques in Rossi Hall. We will continue this work during this month.
- HLA Entrance Sign – Chris has started to look at updating this to the new logo for the sign and will work to ID a graphic designer to review the logo.
- Beaver Activity – there is evidence of beaver activity at the emergency spillway at the east side of Hidden Pond. Donna will take a look and work on a resolution.

Next Meeting: Tuesday June 8, 2021 @ 6:30pm via Skype.

Board Meeting adjourned: 9:40 PM