

Hidden Lake Association
Regular Monthly Meeting
Zoom Meeting
August 31, 2020
Approved Minutes

OPENING: President Jay Cassella called the regular monthly board meeting of the Hidden Lake Association not order at 7:05 p.m. on Monday, August 31st, 2020 via a zoom meeting.

BOARD MEMBERS PRESENT:

Jay Cassella, President
Dale Fiore, Vice President
Bob Kiehm, Treasurer
Lori-Ann Hoberman, Recording Secretary
Sheri Berger, Financial Secretary
Victoria Nicholson, Board Member
Cindy Porriello, Board Member
Heather Edelson, Board Member

BOARD MEMBERS ABSENT:

Lloyd Pearson, Past President

Association Members Present:

Alan Stokke
James Nicholson
Dave Chalifoux
BJ Chotiner
Celeste Benoit
Eleanor Porriello
Nick Porriello
Anthony Grandazzo
Brian Polak
Cassandra Koerner
Mr. & Mrs. John Baulski

Mary-Beth Russo
Jill Carey
Sandy Kiehm
Jean Cassella
Karin Bullock

APPROVAL OF THE MINUTES:

The approval of the July 25, 2020 minutes were reviewed. After additions were made, the minutes were approved and will be posted on the HLA website. A motion to approve the minutes was made by Treasurer, Bob Kiehm and seconded by board member, Heather Edelson.

Recording Secretary, Lori-Ann Hoberman notes that there was an online vote amongst the BOG to go ahead with a Special Meeting regarding the Culverts repair being of high importance. To hold a special meeting there must be a 2/3 vote. The vote to hold this special meeting was unanimous. The Special meeting was held on August 13, 2020. Recording Secretary, Lori-Ann Hoberman read the minutes from the Culvert Special meeting. Bob Kiehm, Treasurer motions to accept the Special meeting minutes and Victoria Nicholson, Board Member seconds.

TREASURER REPORT:

Treasurer, Bob Kiehm reports that in addition to last months expenditures we had additionally: \$97.44 administrative Expenses & Officers stipends we also had \$3.00 for the paper bank statement and \$483. Paid out for (7) Testings on our lake by Eastern Analytical & Dam maintenance .

For the month of August we had \$16,910 income

	4,243.58 expenditures
	305.95 Admin supplies, ink, paper, stamps, envelopes & the quicken download
	400.00 Bravo Landscaping for beach maintenance (1) time mowing
	177.63 for (2) months of services due to Ever Source (as they had not billed us for a month owing to storms)
	3360.00 paid to Cahill Septic for (12) pumping

As of today we have \$46,359.79. Savings Account

\$18,556.35 Checking Account
\$112,254.78. \$ Market Account

For a total of \$ 177,170.92

* Please see Fiscal year ending Treasurer Reports for June 2020, July 2020 and August 2020 attached.

TAX COLLECTOR REPORT:

Sheri Berger reports that to date the total tax collected: \$44,661.41

Delinquent Properties 2020: (16)

Delinquent Properties 2019: (5)

Delinquent Properties 2017&2018: (1)

The interest rate on late bills is currently 0.25% instead of 1.5% that is mandated by the State Statute.

The Current bills will have the same low interest rate until September 30, 2020

SEPTIC REPORT:

Anthony Grandazzo reports that to date (12) tanks have been pumped. There have not been any major problems that were noted. There are two tanks that had high levels. Anthony states that This may mean that these two septic may need to be pumped more than once every four years.

There are (26) total septic being pumped this year which means that to date we are 50% done with our septic pumping .

ROAD COMMITTEE REPORT: We are still in need of a road Committee.

LAKE REPORT:

Board Member, Victoria Nicholson reports that she spoke to Nick at The Pond & Lake Connection to get his expert opinion on the questions that we all posed. Victoria asked Nick if next year we could do less chemicals within the coves. He is absolutely fine with that for the next time. Nick stated that brownish color of the lake water is likely owing to tremidity which happens after storms or a diatom which is a brown algae which is harmless. He said we should not be worried about it and it will dissipate over time. Nick asked if we had wanted to do a third treatment. We would need to decide soon.

Board Member, Victoria Nicholson states that the lake currently looks, "Pretty darn good!"

Board Member, Victoria Nicholson asked if we wanted to spend any more money on the treatment of the fragmities. President, Jay Cassella said that we would discuss that in New Business.

BEAUTIFICATION REPORT:

Sandy Kiehm submits her beautification report as such: This month we signed a contract with, "The Sign Shop" of Higganum to design and create new signage at both Lake entrances. Our

Committee agreed to pay for 1/2 of the cost. The total cost should be around \$800. Plus the cost of the poles & hardware. We put a \$200 deposit down to get the project started. We also spent \$250 on (5) "WELCOME" to Hidden Lake Gift Baskets for our new neighbors. We agreed that every (6) months we would personally deliver the baskets along with a letter from the board. To date we've delivered (4) baskets. Our next fundraiser will be our "Tag Sale" which will be held on September 12th at the Kiehm residence at 109 East Shore.

The next project will be Fall Flowers and decor at the end of September.

We started the month with \$1493 less \$200 for deposit on sign, less \$250 for gift baskets leaves a balance to date of \$ 1043.

BY-LAW COMMITTEE:

Chairperson, Bob Kiehm met with the By-Law Committee to comb over the changes that have been proposed for the committee to look at. The change being worked on currently is that of section #51 regarding mobile homes. The committee is working on correct verbiage. President, Jay Cassella elaborates on the topic saying that this is truly a sanitation issue not a camping problem. When the correct verbiage is worked out his and any other proposed By-law changes will need to be presented to the entire association and voted on at the next Annual meeting. Hopefully to be held sometime in October 2020.

All By-Law changes that have been proposed and/or as they are received are continually being reviewed by the committee.

AUDIT COMMITTEE:

Vice President, Dale Fiore states no report

WEB REPORT:

Alan Stokke reports that everything on the Web Page is up to date. Alan Stokke adds that if anyone has anything that they would like to see on our web page, to simply email him.

SPECIAL PROJECTS: The only Special Project right now is signs and we already discussed this earlier.

OLD BUSINESS:

There was a discussion sometime ago about Insurance quotes. While it is that time again to pay on our existing Insurance Bills. If the person who was going total this on would like to revisit getting quotes on the policies that we currently have, we can entertain the idea of switching companies perhaps in the future.

President, Jay Cassella states that the Largest piece of Old Business is obviously "Project Culvert"

As we had only received the one quote, I felt that we should entertain a second quote. The Sister comp[any of the company that President, Jay Cassella 's wife works for is called "New England Asphalt" The quote that they have submitted is Apples for Apples in pricing. Both companies are really good companies with great references. The difference would be that New England Asphalt is local to us. The gentleman that we will be working with lives right here on Hidden Lake Road. This company also has a larger crew so the work will be done in less time. Instead of 60 days it will take 10 days to complete our culvert needs. President, Jay Cassella asks if we should put this now to a BOG vote on which company to move forward with. Much conversation ensued. Financial Secretary, Sheri Berger asks if we have clarified on the work layout where site #4 was? President, Jay Cassella said, Yes we have. Site #4 is Lake Point. Treasurer, Bob Kiehm motions to move forward with " Project Culvert" naming New England Asphalt as the chosen company to proceed with our culvert work and Board member, Victoria Nicholson Seconds. No objections. Let it be written.

NEW BUSINESS:

President, Jay Cassella Asks that Board Member, Victoria Nicholson to get more information from The Pond & Lake Connection on exactly what the plan would be if we were to go ahead and treat the Fragmities. Board Member, Victoria Nicholson agrees to follow up with additional questions and provide us with answers at the September BOG

meeting.

General Discussion:

A conversation continues regarding concerns over bylaw changes and the correct verbiage of such changes. In particular, the No Camping by law. There were many views and comments brought forward. Treasurer and By-Law Chairperson, Bob Kiehm assures everyone that the time is being spent to get this verbiage correct. President, Jay Cassella assures that the Association will have the final say on all possible changes to be made on all by-laws and this can not happen until we are able to hold an Annual Meeting.

Association Member, Brian Pollak would like the floor and asks the BOG if he may install a fence on the side of his property that abuts the property of Vice President, Dale Fiore. President, Jay Cassella asks for a drawing of the proposed fence location and informs Brian Pollak that the fence may not exceed 4 ft in height. President Jay Cassella asks Brian Pollak to call the town as well.

At the next scheduled meeting, the BOG will be happy to entertain Brian Pollaks fencing plans.

At. 8:15 p.m. a motion was made by Recording Secretary, Lori-Ann Hoberman & seconded by board member, Cindy Porriello to adjourn the zoom meeting. The Regular monthly board meeting of the Hidden Lake Association was held on August 31, 2020 was adjourned.

The next regular meeting of the Hidden Lake Association will be held on September 28, 2020 via zoom.

Respectfully Submitted,
Lori-Ann Hoberman
Recording Secretary