

# HLA Annual Meeting Minutes

5/15/22

## Minutes

Meeting called to order at 1:05pm by Jay Cassella.

Board Members present: Jay Cassella, Victoria Nicholson, Sheri Berger, Cindy Porriello, Bob Kiehm, Anthony Grandazzo

Association Members Present: See attachment

2021 Annual meeting minutes – See attachment

Copies of 2021 Annual meeting minutes were made available to members at the meeting.

Motion to forego reading of the 2021 annual meeting minutes made by Anthony Grandazzo, seconded by Barbara Delacata. All members voted in favor of motion,

Motion to accept annual meeting minutes as written made by Bob Kiehm, seconded by Anthony Grandazzo. Motion passed with all in favor.

Motion to forego the reading of the April 222 meeting was made by Cindy Porriello, seconded by Bob Kiehm. All in favor

Motion to accept the April 2022 minutes as written made by Victoria Nicholson, seconded by Laurel Hoynoski. All members voted in favor of motion

Tax collector report presented by Sheri Berger – See Attachment

Bob Kiehm moved to accept the tax collector report, Victoria Nicholson seconds the motion. All members voted in favor of the motion

Treasurers report – see attachment

Motion to accept the Treasurers report was made by Barbara Delicata, seconded by Laurel Hoynoski. All members voted in favor of motion

Committee reports:

Jay Cassella presented the Lake Committee Report on behalf of Chairman, David Chalifaux  
See attachment

Beautification committee presented by Sandy Kiehm  
See attachment

Aquatic Wildlife Committee – no report

Audit committee – Cindy Porriello reported that records were reviewed by the committee, and all is in order.

Road committee – we need volunteers to formulate a committee. Jay has been substituting these past couple of years.

Old Business

There was no old business to follow up on.

New Business:

Proposed 22-23 Association budget – See Attachment

Summary of budget discussion:

\$59,000 to be used from general fund (tax collections) , \$57,000 from reserves

No increase in mill rate proposed

Currently approx. \$20,450 under budget. Underage will be moved back into general reserve  
Money being set aside for future projects

Motion to accept proposed budget made by Laurel Hoynoski, seconded by Karin Bullock.  
All members voted in favor of budget adoption

By law amendments:

Section 5

*Strike out of some current language including “Absentee ballots are not permitted at any meeting”*

Vote to approve amendment made by Barbara Delacata, seconded by Jill Carey. Motion defeated, 5 yeah, 10 nay

Beaches section 42-B

Accept bylaw change as presented by Anthony Grandazzo, seconded by Kerryi Wilson  
Motion passed, 13 yeah, 2 nay

**Election of Board of Managers**

There were no nominations from the floor for officer positions therefore  
One vote was submitted for all unopposed positions.

2022-23 Officers:

President Jay Casella  
Vice Pres. Anthony Grandazzo  
Treasurer Bob Kiehm  
Secretary Jim Kearney  
Tax Collector Sheri Berger

There was one 3-year Board position open due to Victoria Nicholson choosing not to run again following two terms (6 years service). Jay thanked Victoria for her commitment and dedication to the Association, noting Victoria's continuing service on the Lake Committee moving forward.

Board member nominations:

Laurel Hoynoski – 3 year Board member, nominated by Jay Casella, 2<sup>nd</sup> by Jill Carey  
Alan Howell - 3-year Board member, nominated by Bob Kiehm, 2<sup>nd</sup> by Cindy Porriello

Tally of votes:

Laurel Hoskosky – 11 in person votes, 4 proxy votes, total 15  
Alan Howell – 9 in person votes, 1 proxy vote, total 10

Motion to adjourn by Jean Casella, 2<sup>nd</sup> by Bob Kiehm  
Meeting adjourned at 3:10pm

Submitted by:

Anthony Grandazzo, VP on behalf of Jim Kearney, Secretary.

## Member Attendance Sign-in Sheet

| NAME                           | EMAIL ADDRESS              |
|--------------------------------|----------------------------|
| Judy + Rich DiGraziano         | Digratz121@aol.com         |
| Bob + Sheila Archer            | Sarcher049@yahoo.com       |
| James Nicholson                | jrnvm1@comcast.net         |
| Bobby Abate                    | Abatebobby@gmail           |
| Ron + Amber Tremblay           | ron.tremblay@gmail.com     |
| B.J. Chotiner + Celeste Benoit |                            |
| WILLIAM SALWOCKI               | WSALW202 @ AOL.COM         |
| BARB DELICATA                  | barbaradelicata4@gmail.com |
| Kerri Wilson                   | dragonfly747@outlook.com   |
| John & Laurel Hoynoski         | laurelhoynoski@gmail.com   |
| Sandra Krehm                   | SKrehm109@gmail.com        |
| FRAN HOWELL                    | APH333@OUTLOOK.COM         |
| Eleanor Moricon                | mbelinar@comcast.net       |
| Eileen Corriello               |                            |
| Mary Arnold                    |                            |
| Bobs: Pat Archer               | fricia0325@sbcglobal.net   |





P.O. Box 401 Higganum, CT 06441 [www.hiddenlakect.org](http://www.hiddenlakect.org) [hiddenlakect@gmail.com](mailto:hiddenlakect@gmail.com)

---

## Presidents Year-end report

It gives me great pleasure to address you with my end of the year report. Although quite challenging, I am proud to announce the achievements 2021 -22.

I would first like to thank my fellow Board members and all the committee members along with the volunteers that keep us moving forward. Their commitment is demonstrated in the quality of our community.

This past year has been focused on the preservation of the lake. The volunteers of the Lake Committee in conjunction with the members of the Board have implemented a plan to survey the lake and its health for the future. A contract between the Hidden Lake Association and Aquatic Ecosystem Research (AER) group has been entered into. The AER is conducting a complete study regarding the "Lose of Depth" due to muck along with a long overdue Bathymetric mapping. These reports will allow for the Lake Committee to move forward with any remedies needed. A long list of possibilities to the issue of muck has been explored and once the report from AER is complete the Committee can suggest the next step in the restoration.

The newly developed Aquatic Wildlife Committee has been instrumental in educated the Board as well as the Association Members of the precious Wildlife we live amongst. The Committee is dedicated to the health and wellbeing of these animals and birds along with the all-important vegetation both in the water and along its shores. Quarterly newsletters have been and will continue to be published and distributed with all the Committee findings

The grounds around our beach areas are now being maintained in the hopes of controlling the overgrowth we have encountered over the past years. Additional Lake blankets have been purchased and will be installed at the beaches in the very near future.

All of these achievements and more have proven to be a great asset to the value and to the attraction of our community. Let's all keep up the good work. Remember we are merely stewards of this lake and need to preserve it future generations.

Thank you all.

**Hidden Lake Association**  
**Fiscal Year 07/01/2021 – 06/30/2022**

**Mill Rate 3.4**

**Last Fiscal Year End (2020 Actuals)**  
**Revenue Collection Report**

**Fiscal Year 07/01/2020 – 06/30/2021**

|                                       |                           |
|---------------------------------------|---------------------------|
| Total Annual Collectable Tax Revenue: | 50,716.42                 |
| Principal:                            | 51,703.50                 |
| Interest:                             | 1,291.85                  |
| Lien Fees:                            | <u>216.00</u>             |
| <b>Total Collected:</b>               | <b><u>\$53,211.35</u></b> |

---

**Current Fiscal Year [07/01/2021 – 06/30/22] began with:**

|                                       |                           |
|---------------------------------------|---------------------------|
| Total Annual Collectable Tax Revenue: | 60,325.05                 |
| Annual Access Fee Due:                | 200.00                    |
| PAST DUE Tax:                         | 2,022.73                  |
| Interest Due:                         | 430.22                    |
| Lien Fees Due:                        | <u>144.00</u>             |
| Total Due:                            | <b><u>\$63,122.00</u></b> |

**Revenue Collected:**

|                         |                           |
|-------------------------|---------------------------|
| Current Tax:            | 58,016.79                 |
| Annual Access Fee:      | 0.00                      |
| Past Due Tax:           | 416.14                    |
| Interest:               | 763.57                    |
| Lien Fees:              | 120.00                    |
| Over:                   | <u>0.00</u>               |
| <b>Total Collected:</b> | <b><u>\$59,316.50</u></b> |

Access Fee (21 First Avenue): In accordance with the State of Connecticut Superior Court judgment on February 9, 1998 docket number SC-9-86385. Judgment states that on an annual basis \$200 will be paid to Hidden Lake Association for repairs, maintenance, plowing, lighting and insuring of Hidden Lake Association roads.

**HLA Tax Collection Report – Annual Meeting May 15, 2022**  
**Submitted by Sheri Berger, Financial Secretary | Tax Collector**

## Hidden Lake Association Proposed Budget for FY 22/23

| Funds Source   | 2020 - 2021 | 2021-2022      | Year to Date | Over +   | 2022 - 2023     | Diff. FY 22/23 |
|----------------|-------------|----------------|--------------|----------|-----------------|----------------|
|                | Budget      | Current Budget |              | Under -  | Proposed Budget |                |
|                | 3.2 mils    | 3.4mils        |              |          | 3.4 mils        |                |
| Tax Collection | \$50,000.00 | \$59,000.00    | \$59,276.50  | \$276.50 | \$59,000.00     | \$0.00         |
| Interest/Misc. |             |                | \$32.22      | \$32.22  |                 |                |
| <b>Total:</b>  | \$50,000.00 | \$59,000.00    | \$59,308.72  | \$308.72 | \$59,000.00     | \$0.00         |

**Expenditures:**

|                              |             |             |             |              |             |             |
|------------------------------|-------------|-------------|-------------|--------------|-------------|-------------|
| Admin. Supplies & Expenses   | \$7,200.00  | \$7,200.00  | \$2,939.56  | -\$4,260.44  | \$6,500.00  | -\$700.00   |
| Beach Maintenance            | \$2,400.00  | \$1,200.00  | \$0.00      | -\$1,200.00  | \$1,500.00  | \$300.00    |
| Beautification               |             | \$1,000.00  | \$150.00    | -\$850.00    | \$1,000.00  | \$0.00      |
| Benevolence                  | \$200.00    | \$200.00    | \$0.00      | -\$200.00    | \$200.00    | \$0.00      |
| Dam Maintenance              | \$4,000.00  | \$2,000.00  | \$0.00      | -\$2,000.00  | \$2,000.00  | \$0.00      |
| Electricity                  | \$1,200.00  | \$1,200.00  | \$791.18    | -\$408.82    | \$1,000.00  | -\$200.00   |
| Insurance & Bonding          | \$8,600.00  | \$8,800.00  | \$8,960.93  | \$160.93     | \$9,500.00  | \$700.00    |
| Lake Testing                 | \$600.00    | \$1,200.00  | \$966.00    | -\$234.00    | \$1,000.00  | -\$200.00   |
| Lake Weed/Debris Removal     | \$15,000.00 | \$10,000.00 | \$2,028.00  | -\$7,972.00  | \$8,000.00  | -\$2,000.00 |
| Legal                        | \$1,000.00  | \$1,000.00  | \$50.00     | -\$950.00    | \$1,000.00  | \$0.00      |
| Misc. Expense                | \$250.00    | \$500.00    | \$125.26    | -\$374.74    | \$500.00    | \$0.00      |
| Property Maintenance         | \$4,900.00  | \$8,000.00  | \$5,498.68  | -\$2,501.32  | \$8,300.00  | \$300.00    |
| Road Drainage Maint./Improv. | \$5,000.00  | \$2,000.00  | \$0.00      | -\$2,000.00  | \$4,000.00  | \$2,000.00  |
| Road Maint. & Repairs        | \$2,000.00  | \$2,000.00  | \$0.00      | -\$2,000.00  | \$2,000.00  | \$0.00      |
| Septic Tank Pumping          | \$7,850.00  | \$7,900.00  | \$9,240.00  | \$1,340.00   | \$7,500.00  | -\$400.00   |
| Snow Removal and Sanding     | \$4,800.00  | \$4,800.00  | \$5,200.00  | \$400.00     | \$5,000.00  | \$200.00    |
| <b>Total Expenditures:</b>   | \$65,000.00 | \$59,000.00 | \$35,949.61 | -\$23,050.39 | \$59,000.00 | \$0.00      |

**Proposed General Reserved Budget FY 22/23**

| Funds Source   | 2021-2022      | Year to Date | 2022 - 2023     | Committed Funds |
|--|----------------|--------------|-----------------|-----------------|
|  | Current Budget |              | Proposed Budget |                 |
| General Reserve - Money Market Account<br>(as of March 31, 2022) | \$112,290.28   | \$69,000.00  | \$57,000.00     |                 |
| General Reserve reduction by committed Funds                     | \$70,000.00    |              |                 |                 |
| <b>Total Remaining Funds in Reserve:</b>                         | \$42,290.28    | \$69,000.00  |                 |                 |

**Expenditures:**

|   |  |             |             |             |
|---|--|-------------|-------------|-------------|
| Dam Repair (Reserve)                      |  | \$10,000.00 | \$10,000.00 |             |
| Lake Preservation Fund (Reserve)          |  | \$20,000.00 | \$20,000.00 | \$40,000.00 |
| Lake Weed/Debris Removal (Reserve)        |  | \$5,000.00  | \$5,000.00  |             |
| Miscellaneous BOG (Reserve)               |  | \$5,000.00  | \$5,000.00  |             |
| Property Maintenance Additional (Reserve) |  | \$7,000.00  | \$5,000.00  |             |
| Road Chip Seal Fund (Reserve)             |  | \$20,000.00 | \$10,000.00 | \$30,000.00 |
| Road Drainage Projects (Reserve)          |  | \$2,000.00  | \$2,000.00  |             |
| <b>Total Expenditures:</b>                |  | \$69,000.00 | \$57,000.00 | \$70,000.00 |



## HLA Lake Committee Annual Report 2022

Lake Committee Members:

**Sheri Berger, Jay Cassella, Anthony Grandazzo, Victoria Nicholson, James Nicholson, David Chalifoux**

### **Accomplishment Summary:**

1. Completed water testing per bylaw recommendations
2. Installed the lake water gauge
3. Monitored Weed Control plan, bypassed the last treatment based on lake health
4. Installed Beach rope boarder
5. Beach signs are in work by the Lake Committee pending 2022 annual meeting vote (pending wording on dogs & authorized motor vehicles)
6. Evaluated and interviewed 3 lake management companies, SOLitude, Pond and Lake Connection, and Aquatic Ecosystem Research.
  - Potential strategies investigated: Nano bubbler diffuser; submerged aeration & bacteria augmentation, Oxygenation saturation technology, and suction dredging.
  - All approaches are very expensive, (in excess of \$75,000). Continued research regarding viability has shown most to be of questionable success (except for suction dredging) according to the CT Agricultural Experiment Station and the Aquatic Ecosystem Research company, with whom we have contacted.
  - The Pond and Lake Connection will be contracted through AER as a cost savings.
7. Down selected **Aquatic Ecosystem Research** (AER). Established a contract that covers: Muck depth, Bathymetric mapping and lake report.
8. Continued communication with Greg Bugbee, Associate Agricultural Scientist, Connecticut Agricultural Experiment Station for technical advice.
9. Proposed Lake Committee budget

## By-Law Committee Report

**TO:** Board of Governors – Hidden Lake Association  
**FROM:** Bob Kiehm  
**SUBJECT:** By Law Committee Report  
**DATE:** 5/03/2022

---

The By-Law Committee held a meeting on May 2, 2022 @ 7:00pm

Present at the meeting:, Cindi Porriello, Jean Cassella, James Nicholson, Bob Kiehm, and President Jay Cassella. Heather Edelson participate via conference call.

The committee reviewed the below listed by-laws:

|              |                     |
|--------------|---------------------|
| Section 23   | Vice President      |
| Section 34   | Signing of Checks   |
| Section 42-B | Pets on the Beaches |
| Section 5    | Definitions - Vote  |
| Section 51   | Mobile Home         |

The committee discussed Section 23 and Section 34. By-law changes were submitted to a Special Meeting on June 28, 2021. These by-laws were amended by the association members present and approved. Other changes to these sections were reviewed and the decision not to forward these changes at this time.

The committee discussed the difference between absentee ballot and a proxy representative. There was also a review of section 1 of our charter in reference to proxy voting. An email from Alan Stokke concerning the language of this section was shared with the committee. Mr. Stokke had provided a Legislative Research opinion (reference report 2017-R-0252) about the use of Absentee Ballots by a Special Taxing District. After some discussion the committee conclude that absentee ballots are not permitted; however, proxy representation was permitted by our charter. A by-law change was proposed and adopted by the committee and was be forwarded to the President to be included for approval at the annual meeting.

A request was made by Dan Salafra for a by-law change to allow dogs on the beach during the off-swimming season. James Nicholson provided a draft of a suggested change. The committee discussed the issue using Legislative Research report (reference 2014-R-133), information from the Department of Energy and Environmental Protection's website and Connecticut State Statue {section 23-4-1(f)}. A by-law change was drafted and approved by the committee and forward to the President to be included for approval at the upcoming annual meeting.

The committee reviewed Section 51 Mobile Home and could not agree on the proper terminology. It was determined to table this subject.

The Meeting was adjourned at 8:57pm

Respectfully Submitted

Bob Kiehm  
Chairman By Law Committee

## **Beautification and Event Committee Reports**

**May 15, 2022, Annual Meeting**

- 1. Since Covid we've not been able to do any fund raising except for last year's tag sale. We've received a lot of great ideas from folks and would like to implement as many as possibly to keep us all connected socially so we can work together to improve the quality of our wonderful lake life! Some of them included a decorated holiday boat regatta, movies at the beach, a chili fest and more.**
- 2. We started putting flowers in the barrels at the mailboxes and will finish it this week. I'm happy to state that the cement beach barrels have all been adopted by neighbors. Thank you, Leann and Dean for taking care of South Shore, Mary Beth and Jill for taking care of West Shore and to Mark for taking care of East Shore. Next up will be the Memorial Day Banners.**
- 3. We have a balance left from last year of \$483.40 we would like to use that money to get the new wooden flower boxes built around the new entrance signs. We are looking for someone to help us with that.**
- 4. Tag Sale will be held on July 23rd<sup>th</sup> at 109 East Shore. So please start cleaning out your garages and homes for items you can contribute to our sale. We will start taking items on the 15<sup>th</sup> or sooner if you need to get things out sooner. More information on this will follow.**
- 5. Wine on the Water our biggest fund raiser will return this year after a two-year hiatus. I've already begun speaking to potential sponsors and I'm looking a venue. If I can't find anything local it will be at our house**

once again if I can get a large tent donated or at a discounted price. We are looking at a possible date of September 10<sup>th</sup>.

6. I talked to the town zoning agent to see what we can do about abandoned vehicles. We must follow the same regulations as the Town of Haddam which is not a problem. You are allowed to have one unregistered vehicle on your property. It's the vehicles that have been sitting around unregistered for years that are an environmental concern. I spoke with some of the salvage yards in the area and they are willing to pay the owners cash for the metal and scrap value if the owner of the vehicle is interested and would like to have it removed. I see this as a first step to cleaning up our neighborhoods if anyone is interested.
  
7. I also am concerned about all the piles of leaves that have been sitting next to our roads for years. When I approached one neighbor nicely about it because I've seen folks throw out cigarette butts right near their pile that they may want to clean it up. They said God would take care of it. So, I asked him, he said he was too busy.
  
8. I'm excited that we can carefully all get together again and looking forward to a great summer with all of you. Keep in touch and let us know what we can do to help you!

Respectfully,

Sandra Kiehm

Chair Beautification and Events Committee