

Hidden Lake Association

Regular Meeting
September 27th 2010
Approved Minutes

Opening:

The Regular meeting of the Hidden Lake Association was called to order at 7:05 pm on Monday September 27th 2010 at the Burr School, Route 81, Higganum, CT by President Laura Jenner.

Present:

Laura Jenner, President
Catherine Serino, Vice President
Alan Stokke, Treasurer
Kim Wishart, Secretary
Mary Shea, 1-year Board Member
Celeste Benoit, 2-year Board Member

Edgar Nunez, Frank Nunez,
John, Dorothy and David Church
Eleanor Morrison
Alice Heckster

A. Approval of Minutes

Motion made to accept the meeting minutes of July 26th 2010. Motion carried to accept the meeting minutes as presented.

B. Treasurer Report

Corrections were made to June 2010 Treasurer's Report/ Bank Balance/Reserves>overview by Alan of the Treasurer's Report.
Motion made to accept and carried June's Treasurer's Report.
Motion made to accept and carried July's Treasurer's Report.
Motion made to accept and carried August Treasurer's Report.

Increase in insurance rate will be ~ \$1000.00 to increase our coverage to 2 Million dollars..Alan has not heard back yet.

C. Tax Collector Report

Tax Collector not present at meeting.

D. Septic Report

Approximately 18 out of 27 septic tanks have been cleaned and inspected. Celeste received a letter from Douglas Meyer stating that he has a new septic system. His fine should be removed. The board agreed to move Mr David Chalifoux to the 2012 cleaning list.

E. Road Committee

Road Commissioner and/or committee still needed.

1. Drainage on Shore Dr> Laura met with Mr Witnik and the cost will depend on what he runs into in the ground when he starts the project. We still need to get authorization from the Property Owners.
2. Cathy S spoke to Atty John Boccalatte and it was determined that the passing of the motion at the Annual Meeting in May was not legal. According to the by laws it is the Board that must vote on the roads not the Association Members. Atty Boccolatte expressed concern over allowing Association Members to vote on these issues and that it may set a precedent that would create an undermining of the legally binding by laws. Cathy recommends that we get the lawyers recommendation in writing. And that both parties need to be clear about their obligation/expenditures. We still have the issue of what constitutes a legal road and the possible drainage problems. We need to get bids from contractors in order to see if John is willing to pay for that and if so then we need to allocate more money for legal fees.
3. Snowplowing Project. We need to edit our snowplow contract and put it out to bid for the upcoming 2010-2011 Winter season. Laura and Alan will be meeting to do this.

F. Lake Committee

Lake Commissioner and/or Lake Committee still needed.

1. This is a year when we lower the lake. Motion was made and carried to lower the lake on Oct 30, 2010. Discussion took place regarding training some board members on how to open the dam should the need arise.
2. Lycott did return call but we not not have their findings. It was noted by the board that the White Lillies have exploded since we have treated the yellow ones. We need more input from Lycott.
3. Mary volunteered to “revamp the signs on the beaches on Shore Dr/East Shore Dr and West Shore Dr. We agreed to reimburse Mary for the equipment that she has purchased/is willing to purchase to update the signs/the chains on all 3 beaches.
4. Mary suggested that we put the water testing of the lake on the website and Alan agreed to do it.
5. Alan discussed the possibility of the valve needing to be painted. We need to look into this further.

G. Bylaw Committee

Bylaw Committee still needed.

H. Audit Committee

Need volunteers for Audit Committee

I. Web site Committee

1. Mary suggested that we put the water testing of the lake on the website and Alan agreed to do it.

Complaint made **again** regarding the barking of the dogs at 2 Shore Drive. They continue to be a nuisance, often start barking at 6am and bark until 10-11pm. Cathy has agreed to issue a letter to the owner of 2 Shore Drive.

Ms Linda Lamitloa
139 West
Morrisville, PA 19067

Old Business:

Review of document entitled August 30th 2010, Treasurer's Report. Motion made to accept Alan's revision of Treasurer's report. Please note there was no meeting August 2010 of HLA due to flooding at Burr School.

New Business:

Frank and Edgar Nunez the new owners of 28 Shore Dr are requesting permission to build a retaining wall and a dock. The retaining wall will go 20ft back from the lake, it will be 40' long, 4' high and will be made with interlocking blocks. The dock will be 12' long and 8' wide with concrete piers, using sonitube (?) pilons buried a minimum of 38". The board made a motion that subject to town approval the plan for the retaining wall and dock will be approved.

The next meeting will be held at 6:30 pm on Monday Oct 25th 2010 at Burr School.

Meeting adjourned at 8:35pm by Laura Jenner.

Minutes submitted by
Kim Wishart,
Recording Secretary