

Hidden Lake Association
Regular Monthly Meeting
September 24, 2018

Approved Minutes

OPENING: President Jay Cassella called the regular monthly board meeting of the Hidden Lake Association to order at 6:37 p.m. on Monday, September 24th, 2018 at the Haddam Town Hall Annex in Haddam, CT

BOARD MEMBERS PRESENT:

Jay Cassella
Dale Fiore
Carolyn Chalifoux
Victoria Nicholson
Laura Jenner
Cindy Porriello
Lori-Ann Hoberman

BOARD MEMBERS ABSENT:

Alan Stokke
Sheri Berger

ASSOCIATION MEMBERS PRESENT:

Bob Kiehm
Sandy Kiehm
James Nicholson
Barry Hoberman
Eleanor Porriello
Heather Edelson
BJ Chotine
Peter Lombardo
Phil Porriello
Jean Cassella

A. APPROVAL OF MINUTES:

Approval of the August 30, 2018 Minutes were reviewed. The minutes were approved and will be posted on the HLA website. A motion to approve the minutes was made by Dale Fiore and seconded by Cindy Porriello.

B. TREASURER REPORT:

Alan Stoke is absent. No report.

C. TAX COLLECTOR REPORT:

While Sheri Berger is absent she did leave a report with Jay Cassella. We have collected in taxes so far to date the sum of \$ 43,421.88. There is still approximately \$10,361.84 yet to collect. A motion to accept the Tax Collector report was made by Carolyn Chalifoux and seconded by Victoria Nicholson.

D. SEPTIC REPORT:

Anthony Grandazza is absent. No report.

E. ROAD COMMITTEE:

Drainage updates- West Shore Drive area. West Shore & Ledge drainage and road repairs have been completed and are ready to receive chip sealing. The pipe on West Shore & Hilltop have been replaced and the asphalt restored. The old pipe was very close to collapsing so the survey from Sanitrol helped avoid a more costly repair. There has been a lot of improvement in the drainage on Fairview, West Shore and Ledge area's. Once the chip sealing is done we will be able to really see the results.

We have had very good results from Mike Infantino of Infantino Property Service. He did all of the finish work on the drainage and has proven to be reliable and willing to work with the committee. We recommend him for future work including area's on East Shore that still need to be addressed.

We have had a load of Rip Rap delivered on West Shore association property for distribution to the various area's and culverts. We do need to either rent a machine for approximately \$1200 dollars a day or we have a quote from Infantino to do all of the work for \$2800 dollars. If we can get enough volunteers we could save the association some money if we do the work ourselves. But we must have commitments from the board and members of the association so that we can get this done.

Finally, the chip sealing is scheduled for this week, weather permitting.

Jay Cassella asked if the BOG Members had read the report that was distributed in April. There were insufficient members that actually recalled this report. Jay Cassella suggested that we table this until everyone had the chance to read this.

A motion for the \$2800 dollars needed to contract Infantino for the rip rap disbursement with labor included & \$700 for extra stone if needed not to exceed these figures was made by Dale Fiore and seconded by Lori-Ann Hoberman. Unanimously voted.

F. LAKE REPORT:

The Hidden Lake Committee is happy to report that there are no issues to contend with. This is an even year; therefore, it is a normal year for Winter Draw-down. We propose, due to the huge success last year that the time frame for the draw down and the level maintain the same as last year.

It appears that the Dam needs some repairs as well. The edges along the spillway needs to be caulked and the board that maintains the level of water seems to be leaking and may need to be

replaced. This work can be completed when the lake is lowered.

Jay Cassella spoke about the special conference that he attended with James Nicholson regarding hydro-raking. It was quite interesting and is something that Hidden Lake may want to consider on a smaller scale.

The process is quite costly, but the results are positive.

It was suggested at the webinar that what many lakes do is announce to all waterfront members regarding the lake associations plan to schedule to have the Hydro-rake contracted for possibly one or two of our beaches or a cove, etc. This allows for a waterfront property owner to schedule the water in front of their house to be hydro-raked at that same time. This of course would be at the owners expense. The average cost to contract a Hydro-rake is approximately \$1500.00 to \$2000.00

dollars per day and approximately 50 hours to do one acre. It is something to consider.

The Connecticut Federation of Lakes is having a conference on September 29th in East Haddam. Jay Cassella, Victoria Nicholson and James Nicholson are planning on going to this event. If any other BOG or Lake Committee member would care to attend, please let Jay know.

Carolyn Chalifoux is concerned about drainage depth when this years draw down occurs. Carolyn stated that there is a large mass of floating tubers in the West Cove. Jay Cassella agrees that this is an area that needs attention and that this area will be monitored. Jay welcomed Carolyn to be part of the committee that will be in charge of the removal of submersible weeds.

It is noted that Hidden Lake looks so much better this year than past years. Progress can be seen.

This years draw down of the Lake will be October 15th to March 15th 2019.

G. BEAUTIFICATION COMMITTEE:

Jay first thanked Sandy & Bob Kiehm as well as Dale & Rose Fiore for all of their efforts and work putting together the "Wine on the Water" event. Everyone had such a great time!

Sandra said that \$465.00 was raised less the event cost of \$137.00 left a balance made on this event of \$330.00.

Adding this to the \$336.00 profit made at the Community Tag Sale brings us to a total of \$666.00., for beautification of our lake.

The beautification committee will begin placing fall decorations at all of the mail box huts.

H. BY- LAW COMMITTEE:

Bob Kiehm stated that the By-Law committee met on Thursday, September 13, 2018.

Attendees: Committee Members: Bob Kiehm, Barry Hoberman, Jean Cassella, James Nicholson, Cindy Porriello. Also attending- Jay Cassella, Board President.

After a challenge was made at a monthly board meeting as to whether the BOG could call a "special meeting" of the association to make a change to the current by-laws, if the business to be conducted at said "special meeting" was not "urgent or emergency" in nature. The By-Law committee met to discuss the definition of "special meeting" as contained in the current Association's by-laws.

The association did seek advice of counsel who provided an oral interpretation to the President of the Board. This interpretation was provided to the committee and after much discussion, the committee voted to send the question back to the BOG to seek a written opinion from the

attorney.

The general opinion in the room is that there needs to be several areas of by-law changes.

I. AUDIT COMMITTEE:

Dale Fiore spoke and said that Alan Stoke has given copious notes, (2) folders worth to the committee. The audit committee is reviewing those notes.

The 2017 & 2018 Fiscal years have been audited and present perfectly.

There is question as to the \$34.00 yearly spent on a safety deposit box and there seems to be no key. This is being looked in to.

Jean Cassella brought up that the by-laws state that all checks need to be signed by the Treasurer as well as by the President.

Jay Cassella will be signing a signature card at the bank to rectify this.

J. WEB REPORT: No Report

K. SPECIAL PROJECTS: None

L. OLD BUSINESS:

The Mailbox Huts are done! And what a wonderful job by Tiger Carlson. Many Thanks!

The subject of Fairview Road came up with Jay Cassella motioning to chip seal & maintain Fairview Road up to Cross Avenue.

Laura Jenner asked, What Road Standards will we use? Lori-Ann Hoberman replied, "Road Standards..."

Did we not just table this earlier in the Road Committee Report?"

Cindy Porriello asked, "How is it possible that no-one has read the report yet?"

A conversation ensued. Laura Jenner gave the BOG the history of Fairview Road.

Bob Kiehm said that we needed to un-table the tabled road standard discussion to continue talking about it. Victoria Nicholson motioned to open it & Cindy Porriello seconded.

Per the groups discussion the chip sealing and maintenance of Fairview Road up to Cross Avenue will be done and it shall be noted that this will not set a precedence for other roads.

Cindy Porriello motioned to accept the road standards as presented with future edits and Dale Fiore seconded. The vote was (5) yes & (1) no & (1) abstain. So moved.

M. NEW BUSINESS:

B.J. Chotiner requests to be allowed to purchase the paper road property knowing that he can not construct on it.

The By-law committee is looking into the legality to move forward for Mr. Chotiner.

There needs to be a "No Outlet" sign on Ledge Road.

Dale Fiore wants a stop sign on East Shore. Jay Cassella states that he will take care of it.

At 8:39 p.m. a motion to adjourn was made and seconded. The regular monthly board meeting of the Hidden Lake Association was held on September 24th, 2018 was adjourned.

The next regular board meeting of the Hidden Lake Association will be held on October 29th at 6:30 p.m. at the Haddam Town Hall Annex in Haddam, CT.

Respectfully Submitted,
Lori-Ann Hoberman
Recording Secretary