

HLA Board of Governors Meeting Minutes – October 2022

Monday November 6, 2022

Meeting called to order at 6:37PM

Board Members in Attendance

All present

Board Members absent

None

Association Members in attendance

21 (signed in)

Approval of previous meeting minutes

Allan Stokke submitted grammatical correction

Motion to approve with correction by Anthony Grandazzo seconded by Cindy Porriello

Unanimous - **Motion passes**

General Discussion-

BJ Chotiner 98 E Shore - Questioned Snow removal contract. To be discussed under “New Business”

BJ Chotiner questioned new septic pumping bid - Contract To be sent out for new bids.

Karin Bullock Shore Dr - Read prepared statement (See Attached)

David Chalifoux - Request to be included in Ray Deluca driveway discussion under “Old Business”

Allan Stokke - Questioned the response to the grievances

Allan Stokke - Questioned the insurance dilemma - submitted request for documentation

Frank Nunes - States he is not prepared to discuss grievances. Did confirm request for grievances be sent to all association members. Also requesting an open meeting dedicated to these grievances.

Victoria Nicholson – Reports on a dog attack and is requesting all dog owners to leached their dogs

Anthony Grandazzo - Thanked everyone for the work we did around the community

Treasurers Report - Bob Kiehm

See Treasurers Report Attached

Motion to approve Anthony Grandazzo and seconded by Laurel Hoynoski

Unanimous - **Motion passes**

Tax Collectors Report- Sheri Berger

2021 Current Tax	\$60,602.65
Total Current Tax Collected	\$57,625.81
Back Taxes/Interest/Fees Collected	\$607.69
Total Collected	\$58,233.50
October deposits:	\$922.13

Septic Report- Anthony Grandazzo

Pumping completed for this fiscal year – 27 tanks pumped – contract is going out for bid for 2023 contract

Road Report- Jay Cassella

No report

Lake Report- David Chalifoux

See Lake report attached

Jay added that the beach sand has been reclaimed from the water.

Wildlife Management Committee /Beautification Committee - Keha Esposito

No report

Beautification/events committee – Sandy Kiehm

No report

Bylaw committee - Bob Kiehm

No report

Audit committee - Alan Howell

No report

Website / Facebook – Jay Cassella / Mary Shea

Jay report all Up to date

Old Business

36 Meadow Rd (Ray Deluca request) - Neighbor David Chalifoux shares concerns if allowed to cut road. Board is not willing to allow road to be cut and/or replaced with pavers. Board not willing to sell any portion of Meadow Road. Cindy Porriello recommends member to use rubber horse mats to protect from tar

Motion not to allow the sale or cutting of the road. Board suggests the use of rubber horse mats by Laurel Hoynoski and seconded by Cindy Porriello - Unanimous - **Motion passes**

New Business

Lake draw-down review

Eleanor Porriello requested the lake be drawn further for dock access. Jay recommends an extended to the draw-down time frame may allow for drying.

Motion to extend draw-down until November 29th by Bob Kiehm and seconded by Anthony Grandazzo

Voting results:	<u>Yay</u>	<u>Nay</u>
	Cindy Porriello	Llyod Pearson
	Anthony Grandazzo	Laurel Hoynoski
	Heather Edelson	Sheri Berger
	Bob Kiehm	

Motion passes

Note: there was a miscout at the meeting and no tie-breaker vote needed by President

Review of member grievances

President Jay Cassella calls on Vice President Anthony Grandazzo to take control of the meeting for this particular discussion. Discussion is refused by the association members presenting grievances. Members are requesting a "Special Meeting". Bob Kiehm explains Special meetings are typically to conduct emergency or urgent matters that need to be addressed. A petition is required for meeting. Victoria Nicholson states special meeting are to conduct business not to air grievances. Mary Arnold states her action to hire an attorney and is awaiting the attorneys advice. Jay Cassella states his confusion as to how any member can accuse the board of misdoing prior to gathering evidence and then come to a meeting without the evidence Bob Kiehm explains the reluctance to holding a special meeting for this matter. Laurel Hoynoski explains her interpretation of the rules of the petition as a rules that allows for any member to file such a petition and that we as the board need to allow for that. Bob Kiehm asks Frank Nunes if he indeed requested these grievances be discussed in November. Franks responds by stating he has no problem discussing his grievances at the BOG meeting.

Motion to table grievances and await petition by Bob Kiehm and seconded by Laurel Hoynoski
Unanimous - **Motion passes**

Snow removal - Jay Cassella presented two separate contracts
Langer Landscaping (Past snow removal contractor)
Northeast Property Maintenance (Current Landscaper)

Motion to except Northeast Property Maintenance for snow removal 2022-23 by Anthony Grandazzo and seconded by Heather Edelson
Unanimous – **Motion passes**

New Business (continued)

Nominations for Secretary opened to members. Frank Nunes continues to be a candidate.

Jay requests the vote be tabled due a conflict of interest regarding the grievances.

Motion to table vote by Bob Kiehm and seconded by Heather Edelson.

Unanimous – **Motion passes**

General Discussion

Joe Muraca - Request an explanation of the By-Law regarding the absents of a board member. Jay Cassella explained the need for the remaining board members to elect an interim board member.

Alan Stokke- July 25th meeting mentioned short term rental status? The board will follow up.

Alan Stokke - Requests insurance renewal documents and emails per order of the “Freedom of Information Act”. Bob replied to the board, explaining the increase of over \$10,000.00 which after explaining the fact we have three beaches and not one as what has been insured only for over twenty years increased to almost \$40,000.00. Many board members went into immediate action to obtain a better solution. The reason for the beaches being closed was due to the confusion as to what or which beach or beaches were insured.

Alan Stokke - Shares his concern regarding Tractor rental liability

Jay Cassella – Addresses the comments by Alan regarding the written comments of the board following the receipt of the grievances. It is explained that the comments were produced by Jay, Bob and Anthony and edited (via email) by the other board members until a satisfactory response was achieved. The reason for some responses being “I” instead of “we” as indicated is due to the content of some grievances being directed to Jay as the President of the HLA. Anthony requested an explanation by Alan as to reason for his distrust in the board. No response was given by Alan. James Nicholson requested a raise of hands for any members continually concerned about the resolved insurance issue. No hands were raised.

Keha Esposito – Suggests having hybrid meetings when possible (in-person and zoom)

Meeting adjournment

Motion by Cindy Porriello and seconded by Heather Edelson

Unanimous – **Motion Passes** meeting adjourned 8:52pm

Statement read by Karin Bullock

November 07, 2022

Hidden Lake Association Board of Governors and Association members;

During the Board of Governors meeting September 26, 2022, our association president, Jay Casella, abruptly resigned without suggestion. He did so without following proper rules of adjournment or protocol for resignation. The room became chaotic as there was no apparent knowledge from the remaining board members as to what their duties were in response to this president's outburst and subsequent resignation.

The following evening, September 27, Frank Nunes, a current association member, sent an email to Bob Kiehm expressing concerns for the future integrity of the Hidden Lake members' association and remaining board. Bob answered Frank via email the following day, September 28, expressing the same concerns. Bob suggested that a private meeting be facilitated with me, Frank, Mary Arnold, Bob Kiehm, Sheri Berger (board member) and Alan Howell (not sure how he figured in this) to discuss issues. Bob asked Frank to reach out to Mary and me to garner our thoughts on this meeting.

Mary Arnold (current association member) Frank and I all agreed that although a meeting was warranted, we wanted it to be "on the record", with a special meeting to be called with all BOG members and Association members and residents to be present if they so choose. This special meeting was to address the grievances, with no other business to be discussed. Bob declined such a transparent meeting, as he felt it was not proper. He asked for a list of our issues to bring to the board to have them be addressed. We expressed these in separate emails to Bob, all of which Jay has sent portions of to you this past Sunday, November 6, 2022.

At the special October 6 meeting, called by the board to finish the business of the September 26 meeting, some of the "grievances" were discussed. There was a rebuttal by Jay Casella in response to some of the issues and concerns we had with the board. In no way was this a resolution, but I felt the board had made an attempt to make some positive changes moving forward. I did not feel the need to request a special meeting at this time.

On November 5 at 8:36 am, Frank, Mary and I received an email from Jay stating the grievances would be addressed at the November 7 meeting, and a response to these grievances by the board, in red, was sent for our review and a request was made for us to respond with proof of our allegations. In his email to the association at large, within the responses of Jay's rebuttals, is an obvious continuation of the very grievances themselves; lack of transparency, honesty, and integrity. Jay wrote "In an effort to address one grievance in particular, regarding transparency, I am offering to send these documents to all members of the HLA if you so desire. Please let me now as soon as possible so I may get this out prior to the meeting." Neither I nor Mary agreed, however Jay sent the document with only Frank's approval.

I did not agree nor did I want to air these at the BOG meeting scheduled for November 7 for two main reasons:

My grievances are serious and hold merit. My initial request to Bob to call a special meeting was for the purpose to have a meeting dedicated solely for discussion and perhaps resolution, if any, with all board members present and an open invite to all association members and/or residents to attend. I never asked these to be part of the November 7 meeting agenda.

The forum in which these grievances are to be discussed, according to the tentative agenda, is that the board will be in discussion as to what actions (if any) will be needed to come to any resolutions. This did not seem like a two way conversation or discussion, but only a judgement by the board IF the grievances held merit and IF any action should be taken.

Second, I was only given two days' notice to "provide my proof" of "allegations". This was not enough time for me to compile facts that have been months forthcoming, and therefore, I reserve my right to comment at a future date, in the forum of a special meeting.

In an effort to not waste the time of the association members who are present tonight, I officially request the board set up a special meeting. My initial request in writing had been denied previously by Bob Kiehm; I am now exercising my right per our bylaw under SPECIAL MEETINGS, SECTION 14-A, that a special meeting be called at a future date (within 30 days of receipt of signed petition to the President) as determined under the rules of this bylaw. The bylaw requires the signatures of 10 members, including myself. I ask any and all association members to support my right to request this meeting, by signing the petition I have drafted. Your signature is not a proclamation of your agreement with the said grievances, but allows me to exercise this right, and allows you, as members of the association, to be apprised and witness to such meeting where your level of participation is by choice and welcome.

My grievances are very clear...I am asking for transparency, honesty and integrity from our governing board; all things that benefit the members at large. I am asking that established patterns, inconsistent with our existing charter and bylaws, be addressed, recognized and stopped.

I have completed a draft of the petition, and it is available to sign tonight. I will also be available to discuss the emails further, but will refrain from discussing the particulars of the grievances themselves, to maintain the integrity of such future discussion, and to protect the privacy of the accused. The agenda and content for the special meeting will be a combined effort between me, Frank Nunes, Mary Arnold and the appropriate members of the BOG. I can be reached at 860 463 0119. This level of seriousness is not meant for a monthly BOG meeting.

Respectfully,



Kari Bullock

Kari Bullock

25 Shore Drive

Hidden Lake Association member

HLA Lake Committee Meeting

Meeting Called 6:35 PM Members present are in bold:

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

Discussion highlights:

Lake Conservation:

- General discussion of document outline for user friendliness, bullet highlights and links for further detail to be included
- CT DEEP is the source for technical reference
- Include effects and recommended guidelines for lake preservation

Draw Down:

- Jay/Jim regulating the water level
- The 3–4-foot mark has been achieved
- Plan to close the valve November 20th

General:

- Aquatic Ecosystem Research report is due in December
- Deadfall trees threatening lake, ask insurance company if certified letter is required to assure tree/land owner is responsible for clean-up, Action: Jay
- Possible designated fishing area on West Shore Beach (east side) of beach
- Snow plow – No Salt in sand Action: Jay

Projects:

Dam

- Remove all trees and stumps along spillway
- Repair cracks on dam walls
- Seal bottom of wall in spillway (Jay to order caulk)
- Inspect pressure treated wood at spillway and seal
- Have Pond & Lake secure lake gage & straighten (numbers missing above 8 foot mark) BEACH AREAS:

- Retrieve beach sand from lake (backhoe available for Nov 5th & 6th)
- Fix erosion areas of beaches
- Decide on how to prevent erosion
- Remove all down limbs from lake area (AJ Landscaping to clean beaches)
- Leaf removal from beach entrance, and culverts (end of November)
- Dig lake area deeper around swim area (backhoe available for Nov 5th & 6th) Meeting Closed 7:50 PM

Hidden Lake Association Treasurer's Report

TO: Board of Governors – Hidden Lake Association

FROM: Bob Kiehm

SUBJECT: Treasurer's Report for October 2022

DATE: 11/07/2022

Income for the month of October – \$ 932.29

Tax Collections – \$922.13 Aug

Interest Income - \$10.16 (Interest for Sept. and Oct)

Expenditures for the month of October were \$6182.61

\$83.61 under **Electricity** for streetlights.

\$2,464 under **Insurance** to Marcus Insurance for Director & Officer Liability Insurance for 22/23 year.

\$800 under **Property Maintenance** – to Northern Remodeling & Property Maintenance – for September mowing.

\$2835 – under **Septic Tank Pumping** – to Cahill Septic Service for pumping 9 properties (\$315 per site).

Banking Balances: Total - \$152,663.96

Checking:	\$ 855.96
Savings:	\$ 39,492.93
Money Market:	\$ 112,315.07

Hidden Lake Association

Fiscal Year Ending June 30, 2023
For the Month Ending Oct 31, 2022

Funds Source	2022 - 2023		Year to Date	Over +
	Current Budget	Current Month		Under -
	3.4 mils			
Tax Collection	\$59,000.00	\$922.13	\$59,273.50	\$273.50
Interest/Misc.		\$10.16	\$1,061.63	\$1,061.63
Total:	\$59,000.00	\$932.29	\$60,335.13	\$1,335.13

Expenditures:

Admin. Supplies & Expenses	\$6,500.00		\$2,001.20	-\$4,498.80
Beach Maintenance	\$1,500.00		\$0.00	-\$1,500.00
Beautification	\$1,000.00		\$60.00	-\$940.00
Benevolence	\$200.00		\$0.00	-\$200.00
Dam Maintenance	\$2,000.00		\$0.00	-\$2,000.00
Electricity	\$1,000.00	\$83.61	\$324.32	-\$675.68
Insurance & Bonding	\$9,500.00	\$2,464.00	\$9,190.08	-\$309.92
Lake Testing	\$1,000.00		\$602.00	-\$398.00
Lake Weed/Debris Removal	\$8,000.00		\$3,800.00	-\$4,200.00
Legal	\$1,000.00		\$450.00	-\$550.00
Misc. Expense	\$500.00		\$0.00	-\$500.00
Property Maintenance	\$8,300.00	\$800.00	\$3,570.00	-\$4,730.00
Road Drainage Maint./Improv.	\$4,000.00		\$1,798.48	-\$2,201.52
Road Maint. & Repairs	\$2,000.00		\$0.00	-\$2,000.00
Septic Tank Pumping	\$7,500.00	\$2,835.00	\$7,875.00	\$375.00
Snow Removal and Sanding	\$5,000.00		\$0.00	-\$5,000.00
Total Expenditures:	\$59,000.00	\$6,182.61	\$29,671.08	-\$29,328.92

Bank Balances:

Checking	\$855.96
Savings	\$39,492.93
Money Market	\$112,315.07
Total	\$152,663.96

\$1000 allocated from Beach Maintenance for rental of backhoe.

General Reserved Budget FY 22/23

Funds Source

General Reserve - Money Market Account	\$112,315.07
(as of October 31, 2022)	
General Reserve reduction by committed Funds	\$70,000.00
Total Remaining Funds in Reserve:	\$42,315.07

2022 - 2023

Current Budget

Year to Date

Committed Funds

Expenditures:

Dam Repair (Reserve)	\$10,000.00		
Lake Preservation Fund (Reserve)	\$20,000.00		\$40,000.00
Lake Weed/Debris Removal (Reserve)	\$5,000.00		
Miscellaneous BOG (Reserve)	\$5,000.00		
Property Maintenance Additional (Reserve)	\$5,000.00		
Road Chip Seal Fund (Reserve)	\$10,000.00		\$30,000.00
Road Drainage Projects (Reserve)	\$2,000.00		
Total Expenditures:	\$57,000.00	\$0.00	\$70,000.00