

HIDDEN LAKE ASSOCIATION
Annual Meeting
May 17, 2015
APPROVED MINUTES

OPENING:

Laura Jenner, President, called the Annual Board Meeting of the Hidden Lake Association to order at 1:20 p.m. on Sunday, May 17, 2015 at the Haddam Town Hall Annex in Haddam, CT.

PRESENT:

Laura Jenner, President
Catherine Serino, Vice President
Alan Stokke, Treasurer
Charlene Baulski, Financial Secretary
Lloyd Pearson, Board Member (Term expires 2015)
Mary Shea, Board Member (Term Expires 2016)
Scott Sherman, Board Member (Term expires 2017)
Carmela Della Mura Recording Secretary

ASSOCIATION MEMBERS PRESENT:

Bennett Benoit
Celeste Benoit
Victoria Nicholson
Jim Nicholson
Eleanor Morrison
Dorine Pratt
Timothy Lee Pratt

A. APPROVAL OF MINUTES

A Motion to Accept the Minutes of the Annual HLA Meeting of May 18, 2014 was made and seconded.

B. TAX COLLECTOR REPORT

Charlene Baulski reported that the mill rate would be 3.2 mills. 132 taxable properties; 4 tax bills were deemed uncollectible. Charlene went over all the amounts received to date, discussed all bills overdue, penalties due and some penalties that were paid and a few overpayments which will be applied to the residents' next bills per

their requests. There was a motion made by Celeste Benoit to accept the tax collector's report and the motion was seconded and passed.

C. TREASURER'S REPORT

Alan Stokke discussed the Treasurer's Report for the 2014-2015 Budget and explained each item. He discussed the expenditures and bank balances and the reserves. A Motion to Accept the Treasurer's Report as presented was made and seconded.

D. SEPTIC REPORT

Celeste reported that there were 27 septic tanks to be cleaned this past year and there are only two outstanding properties to be pumped. A second letter went out to the homeowners and now a third letter will go out explaining that they will be fined if the septic tanks are not done. This year, 2015-2016, there are 30 tanks to be cleaned and the letters will go out July 1st. Laura Jenner thanked Celeste for her work on this committee.

E. ROAD COMMITTEE

Mary Shea discussed drainage projects:

WEST SHORE PROJECT: Mary reported that the West Shore Drainage Project is finished. A new headwall and pipe were installed and soon Pete Santoro will install the railing.

Theresa Resnick stated that West Shore Drive was eroding in her area, specifically the corner intersection. The Association will talk with Pete Santoro and decide whether it's appropriate to repave or fill potholes until next year. Phil Goff from Town Hall stated that it's better to wait until the frost heaves settle before making any decision as to paving or filling potholes.

An area that collects water, near the Massarelli property was discussed and Mary stated there were a catch basin and a manhole cover there.

F. LAKE COMMITTEE

Lake Commissioner Scott Sherman reported that there were extensive beach cleanups this past fall. He suggested that all visitors

take out what they take in when they use the beaches to keep them clean. Boats need to be washed if they have been used elsewhere as not to bring in undesirable plants. The phragmites will be treated again next July.

The chemical we used to clean the lake is what DEEP mandated, but the treatment was too strong and there were algae blooms, but the lake recovered well. No lily pad treatment this year.

Scott reminded all to keep fertilizer use at a minimum or not to use any at all as it does trickle down and affects the lake.

Anyone with questions regarding the lake is advised to call Scott at 860-345-3615.

Dorine Pratt questioned why no beach sand is put on the beaches. This is discouraged because as it builds up and washes into the lake.

Laura reported that the contractor came in to take the muck out of the lake and that there is a temporary "muck pile" on Shore Drive, but it will be taken care of. Mary stated that there are pictures of the beaches before and after on the HLA Facebook page. There was a drop off on West Shore Beach. It was extremely eroded because of the gully and the water coming down and turning and creating a drop off. That was all smoothed out. Also the Shore Drive and East Shore Drive beaches were dredged.

A member stated that they were knee high in muck as they walked in the lake and Scott explained that the lake is filling up slowly and the muck is not compacted yet. Scott also stated that the lake really is for swimming and boating, and not really optimal for walking through the water.

Scott said the lake is clean, and the flush rate is good, the water is coming in from the north. The beaches should be sandier soon.

Dorine asked about Round-up Weed Killer, but it was discouraged and Mary suggested looking into a home made solution

consisting of vinegar, salt and water – this could be looked on up on the internet for actual amounts of each ingredient needed.

Dorine Pratt looked into a product that was safe to use in lakes and oceans for weeds, and Scott will research it. Dorine mentioned a safe product (Bailey) for getting rid of lily pads and Scott will look into it.

Scott stated that if you live on a lake, you have to keep it clean and you just have to deal with the weeds. Muck eaters – enzymes - were discussed, but are very expensive to use.

Celeste inquired as to when the lake will be tested. John Baulski stated it would be done in June.

G. BYLAW COMMITTEE

No report. Bylaw Committee still needed.

H. AUDIT COMMITTEE

Laura mentioned that Shari Berger has all documentation with her for the last three years and will get back to the Board with results.

I. WEB REPORT

Facebook: Mary stated that there were many “hits” on the Facebook page. You don’t need a Facebook account to access this page. On the HLA Facebook page there are pictures of all the different types of birds visiting our lake. Mary requested anyone having pictures of past tractor parades, boat regattas and old pictures of the lake be sent to her to post on the site. The address is www.Facebook.com/hiddenlakeect.

Cathy Serino spoke of past boat regattas and thought it might be nice to start that again. Anyone wishing get a boat regatta event started this year should log on to our Facebook page and discuss it.

Website: Alan Stokke reported the site is up to date. He changed some navigation buttons so that the site could work on mobile devices. www.hiddenlakeect.org. There are instructions on the website so residents can get the user name and password.

OLD BUSINESS:

Dorine Platt reported that her four-seat paddleboat is missing. It is blue and if anyone sees it please let her know. It was reported that a dock, which was on East Shore beach, has now traveled to the West Shore beach. No one knows whom it belongs to.

Jim and Victoria Nicholson reported that they have been cleaning the West Shore Beach on different occasions.

There was a report of vandalism at the end of West Shore Extension.

Questions arose concerning the house on Ledge Road. Theresa Resnick reported that she had spoken with the builder and he stated that money had run out, and there was a cease and desist order issued.

Blight issues discussed and a member noticed that a camper had collapsed on West Shore Drive.

NEW BUSINESS:

Alan Stokke discussed the Proposed Budget for the upcoming year and discussed the chip sealing and went through each line item and all transfers of monies where needed. Alan thanked Mary for her input concerning road updates and monies that might be needed.

A Motion to Accept the Proposed Budget was made and seconded.

Theresa Resnick discussed her properties at the end of West Shore Drive. Some of her properties are landlocked and she requested a lower mill rate be taxed because there were no roads to access them and no services to them. Our Charter doesn't allow changes in mill rates for landlocked properties. There are many landlocked lots and these lots are considered a part of the house property.

There was discussion regarding this and it was suggested Theresa go to Haddam Town Hall and speak with the Assessor's Office, as our Association Fees are based on Haddam assessment

amounts. A reassessment of the properties will be done this year and she should talk with the Town regarding this issue.

DAM ISSUE:

Lloyd reported that the dam is in compliance with the State laws and the next inspection will be in five years. When the draw down of the lake is done in October, we will have a contractor come in and fix the cracks but the growth of the trees is the bigger issue. There has to be a 25-foot setback from the top of the slope and the vegetation has to be cleared. All the trees have to come down. Jim and Victoria Nicholson asked if volunteers could help with the work at the dam but Lloyd has spoken with the owners near the dam and the Association may have to get the State involved to help get these trees down. The channel needs to be kept cleared. It's pretty clean now as some work was done last year.

Dorine was worried about the bass in the lake. Lloyd said it was a great year for fishing...catfish, bass, calico, pickerel....and turtles. The fish don't die when the lake is lowered. They find areas of the lake to live in when the lake is frozen and they survive.

There was further discussion regarding the turtles. There are painted turtles and snapper turtles. The Association will get information regarding relocating the snapper turtles, some are 12 – 14" wide. There are State regulations protecting turtles, so it will be researched.

Theresa Resnick asked about the streetlights. She felt that they go on too early, and maybe the Association could save some money on electricity if we could turn them on later in the day. A member stated that the lights go on by sensor and they turn on automatically.

Theresa Resnick had some suggestions for getting the people of the lake more involved with social activities, suggesting a potluck dinner, a neighborhood tag sale and/or even a Christmas party for Association members. Years ago there was a clubhouse at the lake and there were events like these held by the members, but the clubhouse is gone.

Theresa also suggested a newsletter be sent to members to keep them updated, and suggested this could be done on the Facebook page.

The Board stated that these are all great ideas, but we need members to step up and initiate these activities.

ELECTION OF OFFICERS:

Laura asked if anyone would step up and take over the office of the Association President. There were no offers. A motion was then made to accept the following Board officers:

- Laura Jenner, President
- Catherine Serino, Vice President
- Charlene Baulski, Financial Secretary
- Alan Stokke, Treasurer
- Lloyd Pearson, Board Member (Term Expires 2015)
- Mary Shea, Board Member (Term Expires 2016)
- Scott Sherman (Term Expires 2017)
- Carmela Della Mura, Recording Secretary

The motion was seconded and passed.

Charlene Baulski reminded everyone that Association taxes are tax deductible.

President Laura Jenner adjourned the Annual Meeting of the Hidden Lake Association of May 17, 2015 at 3:03 p.m.

The next meeting will be held on Wednesday, June 24, 2015 at 6:30 p.m. at the home of Mary Shea, 75 Shore Drive.

Respectfully submitted,
Carmela Della Mura
Recording Secretary