

Hidden Lake Association  
Special Meeting- Culverts  
Approved minutes  
August 13, 2020

**ASSOCIATION MEMBERS PRESENT:**

Jay Cassella, President  
Dale Fiore, Vice President  
Lori-Ann Hoberman, Recording Secretary  
Sheri Berger, Financial Secretary  
Bob Kiehm, Treasurer  
Heather Edelson, Board Member  
Cindy Porriello, Board Member  
Eleanor Porriello, Association Member  
Kyle Ham, Association Member  
John Baulski, Association Member  
Charlene Baulski, Association Member  
B.J. Chotiner, Association Member  
Celeste Benoit, Association Member

President, Jay Cassella opened the zoom meeting on August 13, 2020 at 7 p.m. the scheduled zoom meeting start time. Time was taken to secure that all participants had sufficient time to join the zoom meeting as well as get the kinks out with their prospective connections. Additional time was taken to identify all Association members. President Jay Cassella explained that the meeting was being recorded and that he was going to be muting everyone once we began. Recording Secretary, Lori-Ann Hoberman further explains the zoom process for those that needed such an explanation as such: The zoom meeting is muted so that President Jay Cassella may present & explain the agenda of the meeting. When any member wishes to have the floor please raise your hand at which time you will be unmuted and the floor will be yours. The ways that one can raise their hand are explained as is the side participant chat bar. Sheri Berger, Financial Secretary further explains that everyone must state their name and title prior to speaking.

At 7:10 p.m. President, Jay Cassella officially opens the Culvert Vote zoom meeting with an opening statement regarding the executive order and the BOG's initiative to fully understand the order as well as respecting the welfare and health of our Lake

Community. President, Jay Cassella asks if the Association agrees as a group to move forward with the zoom meeting as opposed to an in-person meeting and explains that if anyone opposes we will immediately stop the meeting until which time safety is no longer a concern. It is felt that this matter presenting us tonight is of major concern to our community. The culverts have been an area of concern for a very long time. Throughout several Boards and have been tabled repeatedly. Tabling is no longer an option for our community. With that said, are there any objections? President, Jay Cassella unmuted the group as a whole. There are no objections. The Culvert meeting resumes...

President, Jay Cassella asks Treasurer, Bob Kiehm to explain the By-Law which states that tonight's vote can in fact be rendered solely by the BOG without this Association Vote. However, President, Jay Cassella and this BOG would like the entire Association to have the opportunity to understand, ask questions and partake in the vote as this concerns a considerable amount of our money. With respect to each one of us living in this Lake Community we choose to be inclusive.

President, Jay Cassella continues to explain that the vote will be decided by means of a 2/3 count and through use of an on-line poll. Anyone who can not access the poll can place their verbal vote at the conclusion of the poll and their vote will then be added to the tally.

President, Jay Cassella previously sent to all Association members a written explanation concerning the Culverts needs etc... at this time President, Jay Cassella asks if there are any questions regarding the culverts, the plan to repair the culverts or the voting process.

Association member, B.J. Chotiner raised his hand for the floor. B.J. Chotiner referred to the letter and the budget that President, Jay Cassella sent to all Association Members. B.J. Chotiner had the following questions: 1) A budget line in the letter shows a dollar figure that is listed on the budget under a different name. It appears that road maintenance was referenced incorrectly.

Recording Secretary, Lori-Ann Hoberman states that this is just a verbiage error and should read road drainage to stand corrected.

2) How many bids have we received back? And if we get a better bid back on an awaiting bid for less will we be taking a different company altogether? President, Jay Cassella explains that owing to Covid and now the most recent storm, we have had little success even with getting a contractor to come bid the job. To date we have this bid and await another bid from a referral given to us by Association member, Phil Porriello. If that contractor does agree to bid our job then we will compare apples for apples and make the best decision on behalf of the Association.

3) What is the time frame to start & complete this job? President, Jay Cassella answers that upon completion of this vote and another call out to Phil Porriello's contact and we hope to get started as soon as possible. Owing to the BOG's desire to include the entire Association on this voting process the contractor did take another small job. He still

assured us that by mid October the latest he would begin and be done before snow falls. 4) B.J. Chotiner asked for explanations of budget line items as well as how the reserve money gets replenished etc.. President, Jay Cassella explains that budget line items come out of our taxes and we can not use the property maintenance money as it is not allocated for this purpose. President, Jay Cassella agrees that this is a large sum of money that we collect for this type of a situation. We have the money to do this project and that is fortunate at this time.

Association Member and Past Treasurer, Alan Stokke explains that the money in reserves is there for big reasons otherwise not touched. The BOG sets up the Budget for individual line items for instance we might set aside \$15,000 for a line item and only use \$5000 of that money. So then there is an additional \$10,000 we won't spend and goes back in. The BOG comes up with numbers and these numbers are our best guesses. Alan would like to know where site#4 is on the estimate sheet provided. President, Jay Cassella acknowledges that for some reason the street address is not listed for site #4 and he will find out and get that information written in correctly.

Vice President, Dale Fiore states that the original figure that we were quoted is \$3000 less now as he presented the contractor with a strong sales pitch and was able to lower our cost. Dale was told that we are getting this price since we are willing to do the entire job now rather than doing bits and pieces of this job which in the end would cost us so much more.

Association member, B.J. Chotiner thanks President Jay Cassella, Vice President, Dale Fiore & Association member, Alan Stokke for all of their explanations.

President, Jay Cassella would like to entertain a motion to vote to allocate 25,000 from our reserve money for this culvert project, Vice President, Dale Fiore seconds. Treasurer, Bob Kiehm states so moved.

President, Jay Cassella launches the polling. Everyone places their votes. Vice President, Dale Fiore states that he holds one proxy ballot for Board Member, Victoria Nicholson and in her step would like to vote yes on her behalf. Board Member, Victoria Nicholson vote is added to the polling.

Association member, John Baulski requests to add his verbal vote of yes to the polling.

Association member John Baulski's vote is added as well.

President, Jay Cassella announces that the polling is closed and that we have now have a unanimous vote of Yes to move forward with the Culvert Project.

Recording Secretary, Lori-Ann Hoberman states that this now means that President Jay Cassella will be reaching out to the other possible contractor and placing our vote with one of these contractors to move forward effective... As soon as possible. President, Jay Cassella will then notify the Association of the resulting bid winner and when the estimated start date begins and ends.

President, Jay Cassella thanks everyone for attending the zoom meeting tonight.

Treasurer Bob Kiehm motions to adjourn and Recording Secretary, Lori-Ann Hoberman

seconds.

The Hidden Lake Special meeting regarding the Association Vote on the Culverts was adjourned at 7:15 p.m.

Respectfully Submitted,  
Lori-Ann Hoberman  
Recording Secretary