

Hidden Lake Association  
Regular Monthly Meeting  
November 26, 2018  
Approved Minutes

OPENING:

President Jay Cassella called the regular monthly board meeting of the Hidden Lake Association to order at 6:39 p.m. on Monday, November 26th, 2018 at the Haddam Town Hall Annex in Haddam, CT.

BOARD MEMBERS PRESENT:

Jay Cassella  
Lori-Ann Hoberman  
Victoria Nicholson  
Cindy Porriello  
Alan Stokke  
Sheri Berger  
Carolyn Chalifoux

BOARD MEMBERS ABSENT:

Dale Fiore

ASSOCIATION MEMBERS PRESENT:

James Nicholson  
Barry Hoberman  
Jean Cassella  
Heather Edelson  
Eleanor Porriello  
Peter Lombardo  
Philip Porriello

A. APPROVAL OF THE MINUTES:

Approval of the October 29, 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 Victoria Nicholson and seconded by Cindy Porriello.

B. TREASURER REPORT:

Please see Alan Stokke's Report attached.

Alan reports that the safety Deposit Box has now been opened and emptied. The Safety Deposit box contained property deeds.

A motion to accept the October Treasurers report was made by Cindy Porriello and seconded by Sheri Berger.

C. TAX COLLECTOR REPORT:

Sheri Berger reports that to date the taxes collected amounts to \$ 58,533.69. Our attorney has sent out the last of the reminders. An intent to lien letter has been sent to (4) property owners.

D. SEPTIC REPORT:

Anthony Grandazzo is absent. Anthony reported to Jay that all septics have been pumped. It is also reported that 132 W. Shore is recommended to be pumped every year. Jay will be asking Anthony to follow up on this.

E. ROAD COMMITTEE:

Peter Lombardo reports that the Snow Plow Contract with Longer Landscape has been renewed and signed for the 2018/2019 Winter season.

With Winter coming in quick we will have to look toward Spring to continue on the all of the road drainage issues and the completion of Fairview drainage.

Until then, weather permitting we will be looking for volunteers to help with the clearing of the sides of Fairview and many areas that need clearing to assist in keeping the roadways clear.

F. LAKE REPORT:

The Lake has been lowered and the valve is currently shut to the point where a small amount of water is being released. It appears, with all the rain lately, it may need to be opened more. The quarter inch of rain we received on Friday raised the water level approximately 8 inches.

It is the recommendation of the committee to open the valve a bit more to expose the stumps so the removal can begin. Volunteers are needed for this project.

A discussion among some Lake Committee members of purchasing Muck Mats should be discussed. If purchased now, the cleaning of the beach areas where they will be placed can easily be raked now while the water is down. They may possibly be used to access some of the stumps over the Winter as well.

G. BEAUTIFICATION COMMITTEE:

Sandra Kiehm is absent and in her absence, Carolyn Chalifoux has been maintaining all of the breakdown of the Fall decorations.

H. BY-LAW COMMITTEE:

Bob Kiehm is absent. No report.

I. AUDIT COMMITTEE:

No report.

J. WEB REPORT:

The Web is current and up to date.

Carolyn Chalifoux has been observing how Mary Shea has set up the Facebook Page.

While the Facebook Page is outstanding! Thanks due to Mary Shea...

Carolyn recommends that we consider changing it to a group to make it user friendly for all lake users. Carolyn will discuss these changes with Mary to see what she recommends.

K. SPECIAL PROJECTS:

Jay Cassella will be looking into the possibility of adding PDF Documents of all Deeds and Documents contained in the Safety Deposit Box to our website.

L. OLD BUSINESS:

The Results of the Special Meeting were discussed.

Lori-Ann Hoberman read the Minutes for the Special Meeting.

Further discussion commenced amongst the Board regarding the Special Meeting.

Jay Cassella will be retaining all votes, sign in sheets & Address sheets. Jay will scan these items as historical records and attach to the Special Meeting Minutes.

A motion to approve the Special Meeting Minutes was made by Victoria Nicholson and seconded by Carolyn Chalifoux.

Jay Cassella brought up the signs for our Lake Roads will cost \$75.00 each. A discussion about the types of signs that are needed pursued. It is decided that "No Outlet" signs would be best for Ledge Road, Trail and Hilltop. Reflectors should be placed at the end of East Shore.

Victoria Nicholson motions to purchase the (3) "No Outlet" signs, Cindy Porriello seconded.

The By-Law's that the board feels need to be looked at for possible changes made were discussed.

The decision is that any By-Law change proposals that anyone would like to have addressed will need to be handed into the Board so that the By-Law Committee can then be made aware of their needs to review.

The Safety Deposit Box no longer exists. Alan Stokke has the contents. As stated earlier the contents consist of deeds. Going forward, a motion was made by Victoria Nicholson to purchase a fire proof lock box to keep these records safe and seconded by Carolyn Chalifoux. Jay Cassella will be signing the signature card at Citizens Bank so that as stated in the By-Laws we will have two signatures for all future financial transactions.

The last piece of Old Business is the land that B.J. Chotiner & Celeste Bonoit have proposed to purchase from the Association. A discussion commenced due to information supplied by Victoria Nicholson, Board Member. Victoria had been tasked with researching the land and possible sale thereof. A motion was made by Carolyn Chalifoux to NOT sell Second Avenue as a property. Lori-Ann Hoberman seconded. The vote was (4) to not sell and (2) to sell. The request to purchase is denied.

#### M. NEW BUSINESS:

In the absence of the Past President the board finds itself with an open seat as there are now (8) seats filled as opposed to (9).

The discussion was unresolved. Jay Cassella would like to see this position be filled with another association member as a (4) year board member chair. Alan Stoke states that in the past it has always been the Past President chair. Alan states that this can not be changed without changing our charter. This discussion will be re-opened upon further research.

At 9:15 p.m. a motion to adjourn was made and seconded. The regular monthly board meeting of the Hidden Lake Association was held on November 26th 2018 was adjourned.

The next regular meeting of the Hidden Lake Association will be held on January 28th. at 6:30 p.m. at the Haddam Town Hall Annex in Haddam, CT.

Respectfully Submitted,  
Lori-Ann Hoberman  
Recording Secretary