

HIDDEN LAKE ASSOCIATION

Regular Meeting
August 28, 2013
Approved Minutes

OPENING:

The regular board meeting of the Hidden Lake Association was called to order by Laura Jenner, President, at 6:40 p.m. on Wednesday, August 28, 2013, at a private home on Hidden Lake, Higganum, CT.

PRESENT:

Laura Jenner, President
Catherine Serino, Vice President
Kim Wishart, Recording Secretary
Wayne Keeler, Past President
Scott Sherman, Board Member (Term expires 2014)
Lloyd Pearson, Board Member (Term expires 2015)
Mary Shea, Board Member (Term Expires 2016)

Celeste Benoit, Septic Committee

ASSOCIATION MEMBERS PRESENT:

Stephen Zehalla
Carmela Della Mura (Substituting Recording Secretary)

ASSOCIATION MEMBERS ABSENT:

Charlene Baulski, Financial Secretary
Alan Stokke, Treasurer

A. APPROVAL OF MINUTES

A Motion to accept the Minutes of the Meeting of July 31, 2013 was made by and seconded. Minutes from July's meeting were approved.

B. TREASURER'S REPORT

See Al's report

C. TAX COLLECTOR REPORT

The tax collector was not present.

D. SEPTIC REPORT

Celeste Benoit reported that 23 out of the 30 septic systems have already been done since July 1, 2013. The system at 32 White Birch Trail needs to be replaced. All the other systems were reported as working and in good shape.

Property at 166 West Shore Drive was pumped on July 13, 2013. It passed inspection but was noted to be a 'very old system'.

E. ROAD COMMITTEE

Mary discussed drainage projects:

SHORE DRIVE:

Mary was asked to investigate putting drains in front of the properties at 24 Shore Drive (on both sides of the Shore Drive). Mary spoke with Mike Bennett who made several suggestions. One suggestion is a type of swale, another is a berm, another is a drainage grate, and still another suggestion is a catch basin. He recommends a type of swale. Motion was made to table this until the next meeting when we get more information about finishing this project. Motion was seconded and passed.

South end of EAST SHORE DRIVE:

Mary discussed issues on East Shore Drive and Mary reported on the existing paths of drainage. There are some complications in moving forward with the East Shore Drive project.

NORTH END OF EAST SHORE:

The Association cannot even put a catch basin on 3rd Ave on the Mazzarella property because we do not know the "lay of the land". We continue to attempt to get the homeowner's permission.

WEST SHORE DRIVE:

Mary had contact with our Attorney regarding the Association being liable for the work being done on the roads. The Association only has liability for the work as it is done. We are not liable for the drainage projects after they are in. Mary has given Laura a copy of the estimate from Bennett and Smilas to do a topo and develop a plan to the assist with the drainage project on West Shore Dr.

Discussion was held regarding where these funds are coming from. We have a total of \$20,000 in Road Drainage Maintenance and the East Shore Drive Project.

Motion was made to proceed with the West Shore Drive drainage project. Step one of this project is to proceed with the Topo and the Engineering plan. Motion was seconded and approved to start with step one of this project.

LAKE REPORT:

There is nothing to report except we have received several compliments from Association members regarding the condition of the lake since the treatment.

F. BYLAW COMMITTEE

No report. Bylaw Committee still needed.

G. AUDIT COMMITTEE

No report.

H. WEB REPORT

Mary Shea reported that the Hidden Lake Facebook page has been a success and people are visiting the site.

Alan reported he will be updating the HLA website soon. www.hiddenlakeect.org.

OLD BUSINESS:

No old business.

NEW BUSINESS:

HLA had been named in a law suit regarding foreclosure on an Association Members' house. Atty Epright states that we should not have any liability in this and that the lien that we have on this house should still stand.

THE REGULAR BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON August 28, 2013 WAS ADJOURNED AT 8:10 PM BY Laura Jenner, PRESIDENT.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE ON September 28, 2013 AT BURR ELEMENTARY SCHOOL AT 6:30 P.M.

Respectfully submitted,

Kim Wishart
Recording Secretary