

HIDDEN LAKE ASSOCIATION
BOARD OF GOVERNORS MEETING
April 24, 2023

Board Members in Attendance: Jay Cassella. Sheri Berger. Laurel Hoynoski Cindy Porriello
Bob Kiehm Heather Edelson Lloyd Pearson Anthony Grandazzo

Board Members Absent:

Members in Attendance:

Eleanor Porriello Linda Lamitola, Donna Caron, Joe Caron, Karin Bullock BJ Chotiner, Celeste Benoit, Victoria Nicholson, James Nicholson, Frank Nunes, Alan Stokke, Betty Barsevich, Keha Esposito, Alan Howell, Rich Petruzello, Theresa Resnick, David Chalifoux, James Nicolson, Victoria Nicholson, Ron Trembley, Mary Arnold, John Hoynoski, Jill Carey, Mary Beth Russo

Meeting called to order at 6:38 pm by Jay Cassella

General discussion items:

Question was regarding ownership of the guardrails on Hidden Lake Road was brought up by Mary Arnold. They are owned by the Town of Haddam.

Frank Nunes presented a written request for the Board to include the discussion regarding moving Association funds to a higher yield savings/checking account on tonight's agenda. This item is on the agenda for discussion later in the meeting under old business.

Karin Bullock requested that a proxy ballot be developed for voting at the annual meeting.

Approval of the March meeting minutes

Motion to waive the reading of the March minutes made by Anthony Grandazzo, and seconded by Lauren Hoynoski. Motion passed unanimously.

Motion to approve March minutes made by Cindy Porriello, seconded by Laurel Hoynoski.

Motion passed unanimously

Treasurers Reports

Bob Kiehm presented the April financial report.

(See full report in attachments)

Motion made to accept April report made by Lauren Hoynoski and seconded by Cindy Porriello. Acceptance of April treasurers unanimously passed.

Tax Collector Report. Sheri Berger

Septic Report. Anthony Grandazzo

As previously reported, a bid package was sent to the following Septic companies regarding the 2023 Hidden Lake Association Septic Pumping contract.

Higganum Septic Tank Co from Higganum; Riebold Sanitation from Higganum; Cahill & Sons from Middlefield; Lussier and Son from Clinton; Olsen Sanitation from Deep River; and A&W Sanitation from Guilford.

The only company to submit a bid was Cahill & Sons. Therefore, the contract will be awarded to them.

Road Report

John Hoynoski reported that the mild winter resulted in a low use of funds. However, the tar needs patching in certain areas. John can be contacted by members who may have concerns by emailing him at johnhoynoski@gmail.com

Lake Committee Report. David Chalifoux

See Report

Aquatic Wildlife Committee Keha Esposito

Plans to plant on East and West Shore Drive are underway. Funds are being sought from the Beautification Committee to purchase seeds, soil, etc. Notice will be subsequently sent seeking volunteers to assist with the planting.

See report

Beautification Committee Keha Esposito, read by Anthony Grandazzo

A written report was submitted by Keha Esposito and Sandy Kiehm that details planned plantings and mulching in the late spring for the areas surrounding the Hidden Lake signs.

Audit Committee – Alan Howell

Two members agreed to participate on the audit committee, pending any vacancies. Alan developed “Interest and background questionnaires” which were submitted by the two members.

Bylaw Committee. Bob Kiehm

Proposed Bylaw revisions will be discussed under new business.

Old Business

At last month's meeting, Teresa Resnick requested three easements to Association property so that she could develop her property. Since that time, 4 members of the Board conducted a site visit to the areas of the proposed easements. Based upon site visit, the Board determined that if easements were to be granted, other properties would be land locked. Teresa indicated that if an easement were not granted, she would be willing to discuss possible purchase of the property.

Bob Kiehm made a motion to table further discussion of this matter until the June meeting and Cindy Porriello seconded the motion. Motion passed unanimously.

New business

Anthony Grandazzo made a motion and Laurel Hoynoski seconded motion to discuss changing banks at tonight's meeting. Vote was unanimous to pursue discussion tonight.

Based upon their previous discussions, Bob Kiehm and Anthony Grandazzo recommended that we move \$75,000 from the money market to an account with a flexible interest rate and \$25,000 to a 12-month CD with a fixed rate.

Laurel Hoynoski made a motion to authorize Bob Kiehm to recommend and select a new bank that will provide a high yield account, \$75,000 will be placed into a checking or savings account, \$25,000 in a 12-month CD. Heather Edelson seconded the motion. Motion passed unanimously.

Removal of trees at the spillway: Based upon budgetary limitations, action on this item would have to be done after the close of the current fiscal year. As a result, further discussion is tabled until the June meeting. Motion to table made by Laurel Hoynoski, seconded by Cindy Porriello. Motion passed unanimously.

Rip-rap on East Shore beach. Cost estimate is \$2700. Jay would like to allocate up to \$3500 to complete this project. These funds are allocated in the current year budget. Motion to allocate the money for this project made by Bob Kiehm, seconded by Anthony Grandazzo. Motion passed unanimously.

Request to install an 8 ft fence at 378 Hidden Lake Road by Peter Lombardo. The fence will re-establish some of the privacy that will be lost by the removal of the 12 trees along the spillway. The fence will be 14 feet away from the spillway, on his property, not Association property. Motion to approve request by Peter after the trees are removed and according to section 52C of our bylaws made by Anthony Grandazzo. Motion seconded by Laurel Hoynoski. Vote was 6 to approve, 1 abstention. Motion passed.

Building Regulations: Four current members are in violation of section 52 of the HLA bylaws, regarding the need to provide plans for building, these four members will be receiving notice of this requirement.

2023-24 Proposed Budget presented by Bob Kiehm. See budget proposal. A motion to accept this proposed budget for presentation at the annual meeting was made by Cindy Porriello, and seconded by Heather Edelson. Proposed budget unanimously approved.

All proposed bylaw revisions were reviewed. Proposed bylaw amendments with the exception of 48A made by Laurel Hoynoski and seconded by Heather Edelson. This motion passed unanimously

General Discussion

There was a lengthy discussion regarding the development and use of both proxy ballots and written ballots for all issues to be voted upon at the annual meeting. Concerns were expressed that measures are needed to assure the integrity of voting practices (only one member from a household casting a vote and proper identification of voters). Laurel Hoynoski volunteered to develop a master ballot for the meeting that would include Board positions up for re-election as well as Bylaw revisions.

Alan Stokke registered concern about the approval made earlier this meeting regarding approval for an 8-foot fence.

Linda Lamitola spoke to the arbitrary language in the proposed bylaw change regarding the length of time the lake can be drawn down and that she would like to see language that would accommodate changes in length of drawdown to allow for weather issues.

Frank Nunes expressed concern that committee meetings not always properly posted within seven days, and that they should be held at a public place. While the Board supports this stance and makes every attempt to comply, practical issues such as rescheduling meetings sometimes interferes with advance notice of meeting date/time changes. Laurel Hoynoski indicated that FOIA requires only a 1-day advance notice of committee meetings.

Motion to adjourn the meeting made by Anthony Grandazzo, seconded by Laurel Hoynoski at 9:50pm

Submitted by

Anthony Grandazzo

Hidden Lake Association Treasurer's Report

TO: Board of Governors – Hidden Lake Association

FROM: Bob Kiehm

SUBJECT: Treasurer's Report for April 2023

DATE: 04/26/2023

Income for the month of April – \$5.03

Tax Collections – \$ 0.00

Interest - \$ 5.03

Expenditures for the month of April were \$9921.41.

\$105.85 under **Admin Supplies and Expenses** to GO Daddy for the .ORG domain renewal for 5 yrs. (website name).

\$100.77 under **Electricity** for streetlights.

\$360 under **Legal** to Pullman and Comley review of list of grievances.

\$154.79 under Misc. Expenses to SmartSign Store for 4 Turtle Xing signs.

\$1200.00 under **Property Maintenance** to Northern Remodeling & Property Maintenance LLC for Spring clean-up of association property and beaches.

\$8000 under **Lake Preservation Fund (reserve)** from **General Reserve** for the Sediment Study, Bathymetric Survey, and the Management Report to Brawley Consulting Group, LLC. (The AER contract was reassigned to Brawley Consulting Group).

Bank Balances:

Checking	\$5,676.47
Savings	\$33,796.04
Money Market	\$104,338.31
Total	\$143,810.82

Comments:

Projected shortfall in the PROPERTY MAINTENANCE Line item of \$870 with Spring cleanup and three months of mowing.

Another concern is LEGAL there remains only \$92 in that line item.

With the increase in electric rates, the line item for ELECTRICITY is down to \$98.56 with two months remaining in the FY.

Hidden Lake Association

Fiscal Year Ending June 30, 2023
For the Month Ending April 24, 2023

Funds Source	2022 - 2023		Year to Date	Over +
	Current Budget	Current Month		Under -
	3.4 mils			
Tax Collection	\$59,000.00	\$0.00	\$59,535.21	\$535.21
Interest/Misc.		\$5.03	\$2,121.65	\$2,121.65
Total:	\$59,000.00	\$5.03	\$61,656.86	\$2,656.86

Expenditures:

Admin. Supplies & Expenses	\$6,500.00	\$105.85	\$4,258.05	-\$2,241.95
Beach Maintenance	\$1,500.00		\$630.00	-\$870.00
Beautification	\$1,000.00		\$60.00	-\$940.00
Benevolence	\$200.00		\$0.00	-\$200.00
Dam Maintenance	\$2,000.00		\$77.93	-\$1,922.07
Electricity	\$1,000.00	\$100.77	\$901.24	-\$98.76
Insurance & Bonding	\$9,500.00		\$9,190.08	-\$309.92
Lake Testing	\$1,000.00		\$602.00	-\$398.00
Lake Weed/Debris Removal	\$8,000.00		\$4,150.00	-\$3,850.00
Legal	\$1,000.00	\$360.00	\$908.00	-\$92.00
Misc. Expense	\$500.00	\$154.79	\$154.79	-\$345.21
Property Maintenance	\$8,300.00	\$1,200.00	\$6,770.00	-\$1,530.00
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		\$7,875.00	\$375.00
Snow Removal and Sanding	\$5,000.00		\$2,525.00	-\$2,475.00
Total Expenditures:	\$59,000.00	\$1,921.41	\$39,900.57	-\$19,099.43

Bank Balances:

Checking	\$5,676.47
Savings	\$33,796.04
Money Market	\$104,338.31
Total	\$143,810.82

Projected shortfall in the **PROPERTY MAINTENANCE** Line item of \$870 with spring cleanup and three months of mowing.

Another concern is **LEGAL** there remains only \$92 in that line item. With the increase in electric rates, the line item for **ELECTRICITY** is down to \$98.56 with two months remaining in the FY.

General Reserved Budget FY 22/23

Funds Source

General Reserve - Money Market Account	\$104,338.31
(as of April 22, 2023)	
General Reserve reduction by committed Funds	\$70,000.00
Total Remaining Funds in Reserve:	\$34,338.31

2022 - 2023		Committed Funds	Remaining Committed Funds
Current Budget	Year to Date		

Expenditures:

Dam Repair (Reserve)	\$10,000.00			
Lake Preservation Fund (Reserve)	\$20,000.00	\$8,000.00	\$40,000.00	\$32,000.00
Lake Weed/Debris Removal (Reserve)	\$5,000.00			\$0.00
Miscellaneous BOG (Reserve)	\$5,000.00			\$0.00
Property Maintenance Additional (Reserve)	\$5,000.00			\$0.00
Road Chip Seal Fund (Reserve)	\$10,000.00		\$30,000.00	\$30,000.00
Road Drainage Projects (Reserve)	\$2,000.00			\$0.00
Total Expenditures:	\$57,000.00	\$8,000.00	\$70,000.00	\$62,000.00

Hidden Lake Association

Proposed Budget for FY 23/24

Funds Source	2022-2023	Year to Date	Over +	2023 - 2024	Diff. FY 22/24
	Current Budget		Under -	Proposed Budget	
	3.4mils			3.4 mils	
Tax Collection	\$59,000.00	\$59,535.21	\$535.21	\$60,000.00	\$1,000.00
Interest/Misc.		\$2,121.65	\$2,121.65		
General Reserve - Saving Account				\$2,000.00	\$2,000.00
Total:	\$59,000.00	\$61,656.86	\$2,656.86	\$62,000.00	\$3,000.00

Expenditures:

Admin. Supplies & Expenses	\$6,500.00	\$4,258.05	-\$2,241.95	\$6,500.00	\$0.00
Beach Maintenance	\$1,500.00	\$630.00	-\$870.00	\$1,000.00	-\$500.00
Beautification	\$1,000.00	\$60.00	-\$940.00	\$1,000.00	\$0.00
Benevolence	\$200.00	\$0.00	-\$200.00	\$200.00	\$0.00
Dam Maintenance	\$1,400.00	\$77.93	-\$1,322.07	\$1,400.00	\$0.00
Electricity	\$1,200.00	\$901.24	-\$298.76	\$1,200.00	\$0.00
Insurance & Bonding	\$9,500.00	\$9,190.08	-\$309.92	\$9,500.00	\$0.00
Lake Testing	\$1,200.00	\$602.00	-\$598.00	\$1,200.00	\$0.00
Lake Weed/Debris Removal	\$8,000.00	\$4,150.00	-\$3,850.00	\$8,000.00	\$0.00
Legal	\$1,000.00	\$908.00	-\$92.00	\$1,000.00	\$0.00
Misc. Expense	\$500.00	\$154.79	-\$345.21	\$500.00	\$0.00
Property Maintenance	\$8,500.00	\$6,770.00	-\$1,730.00	\$9,000.00	\$500.00
Road Drainage Maint./Improv.	\$4,000.00	\$1,798.48	-\$2,201.52	\$4,000.00	\$0.00
Road Maint. & Repairs	\$2,000.00	\$0.00	-\$2,000.00	\$2,000.00	\$0.00
Septic Tank Pumping	\$7,500.00	\$7,875.00	\$375.00	\$10,500.00	\$3,000.00
Snow Removal and Sanding	\$5,000.00	\$2,525.00	-\$2,475.00	\$5,000.00	\$0.00
Total Expenditures:	\$59,000.00	\$39,900.57	-\$19,099.43	\$62,000.00	\$3,000.00

West Shore Dr. Repair

Proposed General Reserved Budget FY 22/23

Funds Source	2022-2023	Year to Date	Over +	2023 - 2024	Diff. FY 22/24
	Current Budget		Under -	Proposed Budget	
General Reserve - Money Market Account	\$104,338.31		\$57,000.00	\$37,000.00	-\$20,000.00
(as of April 24, 2023)					
General Reserve reduction by committed Funds	\$72,000.00				
Total Remaining Funds in Reserve:	\$32,338.31		\$57,000.00	\$37,000.00	-\$20,000.00

Expenditures:	2022-2023	Year to Date	Over +	2024 - 2024	Diff. FY 22/24	Committed Funds	Remaining Committed Funds
	Current Budget		Under -	Proposed Budget			
Dam Maintenance (Reserve)	\$0.00			\$10,000.00			
Dam Repair (Reserve)	\$10,000.00			\$0.00			
Lake Preservation Fund (Reserve)	\$20,000.00	\$8,000.00		\$0.00		\$40,000.00	\$32,000.00
Lake Weed/Debris Removal (Reserve)	\$5,000.00			\$5,000.00			\$0.00
Miscellaneous BOG (Reserve)	\$5,000.00			\$5,000.00			\$0.00
Property Maintenance Additional (Reserve)	\$5,000.00			\$5,000.00			\$0.00
Road Chip Seal Fund (Reserve)	\$10,000.00			\$10,000.00		\$40,000.00	\$40,000.00
Road Drainage Projects (Reserve)	\$2,000.00			\$2,000.00			\$0.00
Total Expenditures:	\$57,000.00			\$37,000.00	-\$20,000.00	\$80,000.00	\$72,000.00

CURRENT BY-LAW

TAX COLLECTION

Section 28. The financial secretary shall collect such taxes as prescribed in the charter, a rate book shall be made out and signed by the financial secretary, on or before July 1st of each year, and warrants may be issued for the collection of money due on the rate bills, pursuant to the provisions of the charter of the association. Any tax remaining unpaid 30 days after date of levy will be subject to an interest charge at the current statutory delinquency rate.

Section 28-A. The president, financial secretary and recording secretary shall have the authority to enter into negotiation with the town for the purpose of foreclosing on property for overdue back taxes to the town and association.

PROPOSED CHANGES – Grammatical

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Section 28. The financial secretary shall collect such taxes as prescribed in the charter, a rate book shall be made out and signed by the financial secretary, on or before July 1st of each year, and warrants may be issued for the collection of money due on the rate bills, pursuant to the provisions of the charter of the association. Any tax remaining unpaid 30 days after date of levy will be subject to an interest charge at the current statutory delinquency rate.

Section 28-A. The president, financial secretary and recording secretary shall have the authority to enter into negotiation with the town for the purpose of foreclosing on property for overdue ~~back~~ taxes to the town and association.

Justification – Section 28-A – last sentence overdue and back are redundant words usage.

CURRENT BY-LAW

DEFINITIONS

Section 5. To clarify certain expressions in the language of the Charter and By-laws the following definitions will relate to various questions, situations and matters referring to:

VOTE – A vote is one ballot cast or one voice on a notion by an owner or his proxy representative, irrespective of how many lots or houses are in his ownership. Absentee ballots may be issued to all voting members for use at any special meeting if the Board of Governors deems.

PROPOSED CHANGES – Substantial Change

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Section 5. To clarify certain expressions in the language of the Charter and By-laws the following definitions will relate to various questions, situations and matters referring to:

VOTE – A vote is one ballot cast or one voice on a ~~an~~ **motion** by an owner or ~~his~~ **their** proxy representative, irrespective of how many lots or houses are in ~~his~~ **their** ownership. ~~Absentee ballots may be issued to all voting members for use at any special meeting if the Board of Governors deems.~~

Justification – The charter does not authorize the use of absentee ballots, only proxy representatives. (Legislative Research report dated 11/2/17).

Strikethrough – removes and eliminate
Yellow highlighting – inserts new language

CURRENT BY-LAW

THE BEACHES

Section 42. The several beaches as now exist and having been provided and constructed by the Hidden Lake Realty Corp. and shown on the Hidden Lake map, shall be continued for the welfare of the owners, their relatives and visiting friends only, and then only for bathing. There will not be any picnicking or fires built on these beaches. No persons, owners or tenants shall place any pier, spring board, log, barrel or other type of float at or off any of the bathing beaches either for use as diving apparatus or as a fishing platform, but the Board of Governors may provide such. Persons using such apparatus do so at their own risk.

Section 42-A. Bathing shall not be permitted from Association beaches between one-half hour after sunset to one-half hour before sunrise.

Section 42-B. Pets are allowed on Association beaches from September 15th to May 15th. All dogs must be leashed and under control at all times. The dog must display a current license issued by the town of the owner's residence. Owners must remove and properly dispose of pet waste left by the pet. Any violation will result in the suspension of privileges for the remainder of the season. (Amended May 2022)

PROPOSED CHANGES

THE BEACHES

Section 42. The several beaches as now exist and having been provided and constructed by the Hidden Lake Realty Corp. and shown on the Hidden Lake map, shall be continued for the welfare of the owners, their relatives and visiting friends only, and then only for ~~bathing~~ swimming. There will not be any ~~picnicking or~~ fires built on these beaches. No persons, owners or tenants shall place any pier, spring board, log, barrel or other type of float at or off any of the ~~bathing~~ beaches either for use as diving apparatus or as a fishing platform, but the Board of Governors may provide such. Persons using such apparatus do so at their own risk.

Section 42-A. ~~Bathing~~ **Swimming** shall not be permitted from Association beaches between one-half hour after sunset to one-half hour before sunrise.

Section 42-B. Pets are allowed on Association beaches from September 15th to May 15th. All dogs must be leashed and under control at all times. The dog must display a current license issued by the town of the owner's residence. Owners must remove and properly dispose of pet waste left by the pet. Any violation will result in the suspension of privileges for the remainder of the season. (Amended May 2022)

Strikethrough – removes and eliminate

Yellow highlighting – inserts new language

Justification - This will allow picnicking on the beaches. With the addition of picnic tables to the beach it is proposed we allow picnicking. Changing the word "bathing" to "swimming" to update the language. Back in the 30's when by-law was written the word bathing referred to swimming. Today bathing may be interpreted to mean the use of soap for cleansing.

CURRENT BY-LAW

BUILDING REGULATIONS

Section 52. It shall be the duty of the Board of Governors to receive applications for and two (2) sets of plans from property owners of proposed buildings or alterations and to review same to be sure that they comply with the by-laws of this association. Upon approval of the plans the Board of Governors shall sign one (1) set of plans and return the same to the owner before construction is started. All buildings shall comply with Town and State regulations with the following exceptions:

PROPOSED CHANGES – Substantial Change

~~Section 52. It shall be the duty of the Board of Governors to receive applications for and two (2) sets of plans from property owners of proposed buildings or alterations and to review same to be sure that they comply with the by-laws of this association. Upon approval of the plans the Board of Governors shall sign one (1) set of plans and return the same to the owner before construction is started. All buildings shall comply with Town and State regulations with the following exceptions:~~

Section 52. To facilitate the Board's ability to determine that construction within the Association boundaries meets all appropriate rules and regulations, the following steps must be followed.

Prior to commencing construction of any building that requires State and/or Local approval, the owner will submit two (2) copies of the fully approved plans to a current member of the Board. At least one copy of the plans must be an original.

After a review to determine if the two copies appear to be the same and there are no violation of the Association's By-Laws, the Board member will sign both copies indicating the time and date of receipt. The original copy will be returned to the owner as soon as possible but within no more than five calendar days. The retained copy will be delivered to the Board president within five days for limited retention with Association documents. Copies of all approved permits must be provided to the Board when they are issued.

All construction shall comply with Town and State regulations and these By-Laws.