

Hidden Lake Association

Regular Meeting
October 24, 2012
Approved Minutes

Opening:

The regular board meeting of the Hidden Lake Association was called to order at 6:45 p.m. on Wednesday, October 24, 2012 at Burr Elementary School, Route 81, Higganum, CT by Catherine Serino, Vice President.

Present:

Catherine Serino, Vice President
Alan Stokke, Treasurer
Charlene Baulski, Tax Collector
Mary Shea, Board Member (Term expires 2013)
Lloyd Pearson, Board Member (Term expires 2015)
Teresa Resnick, Member

Absent:

Laura Jenner, President
Kim Wishart, Secretary
Scott Sherman, Board Member (Term expires 2014)
Wayne Keeler, Past President
Celeste Benoit, Volunteer

Announcements:

None

A. Approval of Minutes

Motion made to accept the meeting minutes of September 26, 2012. Motion carried to accept the meeting minutes as presented.

B. Treasurer Report

Treasurer's report reviewed along with a summary of our insurance package. Motion carried to accept the treasurers' report as presented.

C. Tax Collector Report

No report.

D. Septic Report

Celeste was not present. Catherine spoke on her behalf reporting approximately 20 systems had been pumped and no problems were reported by Cahill Septic Service.

E. Road Committee

Road Commissioner and/or committee still needed.

Lloyd reported he received extra street signs from Dave Carlson.

Mary reported the following:

- Street signs are up.

- Proposed convex mirror west end of Shore Drive (the sharp corner of Hidden Lake Road and Shore Drive).
- No outlet signs.
- Speed limit and private road signs. It was noted that unless otherwise posted the speed limit is 30 mph.
- Telephone pole barrier located on West Shore Drive HLA property (remains dismantled).
- Telephone pole barrier located at the dam HLA property (remains dismantled).
- Mailboxes located at end of Shore Drive need to be straightened.
- Posts (3) located at West Shore Beach moved and need to be straightened.

Discussion opened to speed limit and private road signs. Motion was made and carried to order up to six signs as needed.

Discussion opened to convex mirror. Mary will investigate. Discussion tabled.

Discussion opened to telephone pole barriers, mailboxes and posts. Motion was made to address the mantling of the (2) telephone poles, straightening of the mailboxes and posts in the amount of \$330. Motion carried.

Discussion opened regarding the vandalism of HLA waterfront property on West Shore Drive (the old DeRay property) where the telephone pole barriers were dismantled for personal use of our property. Mary will follow up with legal advice and draft letter to be signed by President Laura Jenner.

F. Lake Committee

Scott was not present to provide a report.

Discussion held regarding the lowering of the lake this year for the bi-annual period of 10/15/2012 - 12/15/2012.

No (known) report has yet been received by Lycott. Lycott was due out to investigate this year's treatment of the lake and provide feedback.

Tree remains down in Lake near East Shore Drive beach.

G. Bylaw Committee

No report. Bylaw Committee still needed.

H. Audit Committee

No report.

Reports will need to be closed out for the fiscal year of 7/1/2011-6/30/2012.

I. Web Committee

In progress: Frequently Asked Questions.

Old Business:

Shore Drive Drainage: Discussion opened to erosion down Shore Drive across HLA property to the Cassella property. A curb was suggested to direct the flow of water to the catch basin. Pete

Santoro provided an estimate of \$496.77 to do the curbing job. Motion was made and carried to have Pete Santoro do the job.

Snowplowing: 30-day Quote received from Pete Santoro and read. \$70/hour for small truck, \$105/hour for large truck, \$70/hour skid and large snow removal, and \$80/hour for snow blower snow removal. Discussion opened. Positive feedback received last year. Motion was made and carried to accept and close on the 30-day quote provided and due to expire soon.

East Shore Drainage: Mary reported she walked the properties above and surrounding East Shore Drive with John Baulski. (Mr. Baulski had previously walked with Gerald Wiknik.) Mary again walked the area with M. Bennett. Water flows down Second Avenue (Bosco property) and behind Lazzeri. Proposal is to have piping put in place on Third Avenue and trench to run into junction at Third Avenue. M. Bennett had suggested TOPO be done once leaves are down. An estimate will need to be done for TOPO. Mary will move forward with contacting John Lazzeri to get permission for property easements. We may have an issue with the Bosco property as (once they were part of the association until flawed real estate deal); they have unpaid access fees for the right of our roads. Discussion tabled.

New Business:

Building Permits: Discussion of HLA non-approved building permits. It was acknowledged that the work at White Birch Trail and 32 Lone Pine had Town of Haddam Building Permits posted. It was also noted there was a “foundation” constructed on East Shore Drive at the Abate property.

Welcome Letter: Mary drafted and presented an HLA Welcome Letter. Suggestion was made to include a hard copy of the HLA Bylaws and Septic Tank Information.

Meeting Rules of Conduct: To be presented at the next meeting.

Closing:

The regular board meeting of the Hidden Lake Association was adjourned at 8:00 p.m. by Catherine Serino.

Minutes respectfully submitted by Board Member Charlene Baulski in the absence of Kim Wishart, Recording Secretary.

Approval

Minutes approved on November 28, 2012.