

HIDDEN LAKE ASSOCIATION
Annual Meeting
May 15, 2016
APPROVED MINUTES

OPENING:

Vice President, Catherine Serino called the Annual Board Meeting of the Hidden Lake Association to order at 1:05 p.m. on Sunday, May 15, 2016 at the Haddam Town Hall Annex in Haddam, CT.

PRESENT:

Catherine Serino, Vice President
Alan Stokke, Treasurer
Charlene Baulski, Financial Secretary
Lloyd Pearson, Board Member (Term expires 2015)
Mary Shea, Board Member (Term Expires 2016)
Scott Sherman, Board Member (Term expires 2017)
Carmela Della Mura, Recording Secretary

ASSOCIATION BOARD MEMBERS ABSENT:

Laura Jenner, President

ASSOCIATION MEMBERS PRESENT:

Eleanor Morrison
Ed Shumway
Stephen Zehalla
Hollie Rose
Celeste Benoit
John Baulski
B. J. Chotiner
Cindy Porriello
Phil Porriello
Teresa Resnick
James Nicholson
Timothy Pratt
Kim Wishart
Jean Cassello

A. APPROVAL OF MINUTES

A Motion to Accept the Minutes of the Annual HLA Meeting of May 17, 2015 was made by Celeste Benoit and seconded by John Baulski. The approved minutes will be posted on the HLA website.

B. TAX COLLECTOR REPORT

Charlene Baulski reported that the mill rate would stay at 3.2 mills. There are 132 taxable household properties, and 172 taxable properties. Total taxes collected last fiscal year estimated to be around \$49,000. This current fiscal year began with \$18,541.06 past due taxes and \$1,400 past due access fees outstanding. With the Total Annual Collectable Tax Revenue of \$50,489.00, plus the total past due amounts above, total taxes due this current fiscal year is \$78,525.11. Revenue collected to date is \$49,926.62. There was a motion made by Celeste Benoit to accept the tax collector's report and John Baulski seconded the motion and the motion passed.

C. TREASURER'S REPORT

Alan reported the Association has received \$19.40 interest on our monies. A resident asked how the money was invested to make that low interest and Alan explained that's because all interest rates are low and explained where our monies are kept.

D. SEPTIC REPORT

Celeste reported that there were 30 septic tanks to be cleaned this year and only one has not been done. A final notice will go out before June 30th.

This year, 2016-2017, 30 tanks are to be cleaned and the letters will go out July 1st. The list of properties to be done will be posted on the HLA website.

Cathy thanked Celeste and all Board Members for their work.

E. ROAD COMMITTEE

There is no road committee. A resident asked about a water issue on West Shore Drive, but any problem at the site in question is work that should be done by the homeowner; i.e., cleaning out debris that may settle on top of the drainage area and make sure it stays cleaned out so it can work properly.

It was suggested that if there is a drain on your property, please keep it clean.

It was noted that every Father's Day the catch basins are contracted to be cleaned out.

F. LAKE COMMITTEE

Lake Commissioner Scott Sherman reported he would make an application for systemic treatment on most of the lily pads. Treatments of Clipper and Acropro won't kill everything. Lycott, which is now called Solitude, has a base program to do this at the cost of \$1,900.57. They would come out and pre-inspect. Charlene asked when the inspection is done and Scott stated it's before the lily pads flower. The Board would decide how many lily pads to treat. Solitude Company would come back and inspect afterward and they will treat the lake again if the Board is not happy with the results.

Phragmites may be a problem this year and they may be sprayed again in the fall.

Alan asked Scott whether the contract for this work has been signed yet, as Alan has already sent a check out. Scott will make sure the President signs the contract.

DAM: Lloyd reported that when the lake is lowered, cracks and maintenance on the dam would be done based on contractor's needs.

G. BYLAW COMMITTEE

No report. Bylaw Committee still needed. Cathy asked for volunteers.

H. AUDIT COMMITTEE

Shari Berger finished the audit, and everything was approved. The month's info that was missing during the audit was found, given to Shari, and everything was approved, and the audit is done.

I. WEB REPORT

Facebook: Mary stated that there were many “hits” on the Facebook page. Hollie Rose submitted photographs of the pileated woodpeckers visiting the on East Shore Drive and Mary said there were discussions regarding the woodpeckers and there was also a comment on our Facebook page from someone in Victoria, Canada. Hollie suggested that anyone who has visited the Facebook page, should “like” and also “follow” our Facebook site so the readers would receive updates as they are posted. Residents are encouraged to email pictures to the Facebook page.

The address of our Facebook page is www.Facebook.com/hiddenlakect.

Website: Alan explained the information that is available on the HLA website and explained how members can get the password to check on our financial statements, septic lists, etc. If anyone has any questions, there is an email address on the website to submit any questions. The address of our HLA Website is www.hiddenlakect.org.

J. SPECIAL PROJECTS

No projects discussed.

OLD BUSINESS:

Cathy mentioned in the last annual meeting that if anyone was interested in starting up the boat regatta to visit our website or email the Association. There were no responses.

Scott stated that the muck piles are still on the beaches and was worried they would wash back into the lake. At the next regular Board Meeting, the muck pile work and price would be discussed.

Cathy Serino suggested that residents attend these regular monthly meetings, as there is so much the residents would learn about the lake and projects being done. Dates, times and locations of meetings are posted on the HLA website.

NEW BUSINESS:

Chip sealing was discussed and it's unsure as to whether this project would be done this year.

Mary accomplished all the road projects she worked on.

Alan Stokke discussed the Proposed Budget for 2016-2017 and explained each item. He also discussed the expenditures and bank balances and the reserves. A Motion to Accept the Proposed Budget was made and seconded.

Phil Porriello asked about the trees around the dam. Lloyd said the State mandated that a 25-foot clearance be cleared. Phil questioned who's responsible for this, the Association or the homeowner stating liability issues. It was stated that the homeowner is responsible to take the trees down.

Phil asked the Board if it was allowed to trim trees that hang over the drainage channels, and was told that the residents do have the right to trim anything hanging over the channels.

Teresa Resnick asked about the dam and it was reported that the dam was last repaired in 1992. There was a discussion of companies that had worked on the dam in the past, errors made in working on the dam, citing an error in the elevation of the spillway.

Teresa Resnick discussed her properties at the end of West Shore Drive. Some of her properties are landlocked and she stated there were no houses on these lots and no access and requested a mill rate reduction. Charlene explained that these lots are considered a part of the house lot and one bill is received, and if taxed individually, Teresa would be paying more. Any changes in that procedure would have to be presented to the State and is very involved.

Phil Porriello brought up the subject of taxes being paid by residents of Hidden Lake. He stated that our properties are being taxed higher than other properties in the Town. We receive no services from the Town and we take care of the Lake and he suggested that we get a group together to discuss this issue with the

Tax Assessor's Office. It was suggested a newsletter be mailed to all residents to see if there would be any interest as a group, meeting with the Town regarding this.

Cathy suggested that someone volunteer to see if there's people interested in doing this, bring the issue to the Board and then take a vote on this meeting before we proceed with the Town of Haddam.

ELECTION OF OFFICERS:

Cathy informed everyone that Laura Jenner, our President, will be stepping down as she is leaving the area. Also, Mary Shea reported that she would be leaving the Board. We need people to volunteer to fill these posts so we can have a quorum and to keep things on track at the lake.

The officers for the 2015-2016 year was proposed:

Catherine Serino, Vice President
Charlene Baulski, Financial Secretary
Alan Stokke, Treasurer
Lloyd Pearson, Board Member (Term Expires 2015)
Scott Sherman, (Term Expires 2017)
Carmela Della Mura, Recording Secretary

The motion was made to accept the Proposed Officers by Celeste Benoit and seconded by John Baulski.

The Board needs someone to step forward as the president, and also as a 3-year board member.

Scott thanked Mary for all her work on the lake and stated that she has done most for the Board than anyone, and Cathy stated we couldn't have done it without her. Cathy also thanked Laura for all the work that she has done. Cathy asked that Mary come to the meetings whenever she can.

Shari Berger is interested in volunteering as the Road Committee.

Charlene Baulski reminded everyone that Association taxes are tax deductible.

Eleanor Morrison thanked the Board for their work on the lake.

Teresa again brought up the subject of lowering the taxes on landlocked properties.

Vice President Catherine Serino adjourned the Annual Meeting of the Hidden Lake Association of May 15, 2016 at 2:20 p.m. and thanked all for coming to the annual meeting.

The next regular monthly meeting will be held on Wednesday, June 25, 2016 at 6:30 p.m. at a location to be announced.

Respectfully submitted,
Carmela Della Mura
Recording Secretary