

## **Hidden Lake Association**

Regular Meeting  
November 28, 2012  
Approved Minutes

### **Opening:**

The regular board meeting of the Hidden Lake Association was called to order at 6:40 p.m. on Wednesday, November 28, 2012 at Burr Elementary School, Route 81, Higganum, CT by Laura Jenner, President.

### **Present:**

Laura Jenner, President  
Charlene Baulski, Financial Secretary  
Mary Shea, Board Member (Term expires 2013)  
Scott Sherman, Board Member (Term expires 2014)  
Lloyd Pearson, Board Member (Term expires 2015)  
Celeste Benoit, Volunteer Septic Committee

### **Absent:**

Catherine Serino, Vice President  
Alan Stokke, Treasurer  
Kim Wishart, Secretary  
Wayne Keeler, Past President

### **Announcements:**

There will be NO regular MEETING held the month of December. HAPPY HOLIDAYS!

### **A. Approval of Minutes**

Motion made to accept the meeting minutes of October 24, 2012. Motion carried to accept the meeting minutes as presented.

### **B. Treasurer Report**

No report.

### **C. Tax Collector Report**

No report.

### **D. Septic Report**

30 Systems; confirmed 20 systems have been cleaned. No report has been received on 2 systems. Property of 32 White Birch (vacant home); an inquiry was made for the property owners mailing address. Properties of 14 Cross and 1 Beach have not yet been done.

### **E. Road Committee**

Road Commissioner and/or committee still needed.

Mary received and submitted the plowing invoice from Pete Santoro for the month of October.

Discussion held relative to a convex mirror to be placed at west end of Shore Drive (the sharp corner of Hidden Lake Road and Shore Drive). The proposal for a convex mirror was terminated.

The following alternate options were presented: 1) approach the Town of Haddam; and 2) convert Shore Drive to one-way.

Pole and sign update will be provided at the next meeting. (Please refer to the October 2012 meeting minutes for discussions and details.)

A registered letter was mailed to Stakey in reference of the vandalism of HLA (waterfront) property on West Shore Drive (the old DeRay property) located across the street from their property where the telephone pole barriers were dismantled for personal use of our property (vehicle parking, mowing, etc.); on HLA open space. Confirmation delivery received of receipt of letter.

#### **F. Lake Committee**

Discussion opened relative to the lake level lowering of this bi-annual period of 10/15/2012 - 12/15/2012. Each waterfront property has a different topography. Criteria and/or guidelines need to be established to accommodate waterfront property owners and maintain appropriate low levels. The following suggests were made to start gathering data:

- Take an existing waterfront dock inventory;
- Establish water level markers;
- Questionnaire/agenda for bi-annual lowerings (include with Tax Bill?);
- Have property owners pre-schedule waterfront and/or dock work so we may accommodate an acceptable low level for the said waterfront property and work request;
- New docks requirements, engineered plans and footings.

No update from Lycott (pending receipt of this year's treatment of the lake and requested feedback).

Willow tree down (in lake) near East Shore Drive beach: It was recognized that the tree had been cut-up but the pieces have not been removed from the lake bed.

#### **G. Bylaw Committee**

No report. Bylaw Committee still needed.

#### **H. Audit Committee**

No report.

#### **I. Web Committee**

Noted: 4 "Likes" on Facebook.

#### **Old Business:**

*Shore Drive Drainage:* No report.

*East Shore Drainage:* Mary presented a draft of a permission (or written release) letter to be sent to the property owners to get their written permission to access their property; per the request of M. Bennett and to be on copy with HLA attorney, Mike Epright. Mary presented a proposal from Bennett & Smilas Engineering, Inc. for professional land surveying services for the East Shore Drive drainage improvement project; and a map outlining the area and impacted properties. As

per the proposal, the fee for all work included under Basic Services (Topographic Map) will be completed on a lump sum basis for a cost of \$2,300. The work will commence after all leaves are off of the trees and be completed with 3 weeks of commencement. In addition, we would be responsible to pay the soil scientist directly for his/her services. An estimate of approximately \$700 will need to be budgeted for the soil scientist fee. It was noted that wet lands are involved and John Lazzeri's property is the majority of the area impacted. Discussion tabled.

[PDF attachment of Proposal and Map]

**New Business:**

*Building Permits*

Lloyd Pearson presented (approved) Town of Haddam plans to put a shed on his property. Motion carried to accept the plans as presented.

It was recognized that a shed had been put up on the Abate property located on East Shore Drive. There is no record of HLA receiving plans for this shed.

*Meeting Rules of Conduct:* Tabled.

**Closing:**

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

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