

HIDDEN LAKE ASSOCIATION

Regular Meeting
July 31, 2013
Approved Minutes

OPENING:

The regular board meeting of the Hidden Lake Association was called to order by Catherine Serino, Vice President, at 6:40 p.m. on Wednesday, July 31, 2013 at a private home on Hidden Lake, Higganum, CT.

PRESENT:

Catherine Serino, Vice President
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)
Alan Stokke, Treasurer
Celeste Benoit, Septic Committee

ASSOCIATION MEMBERS PRESENT:

Alice Heckster
Eleanor Morrison
Eleanor Porriello
Stephen Zehalla
Carmela Della Mura (Substituting Recording Secretary)

ASSOCIATION MEMBERS ABSENT:

Laura Jenner, President
Kim Wishart, Recording Secretary
Charlene Baulski, Financial Secretary

A. APPROVAL OF MINUTES

A Motion to Accept the Minutes of the Meeting of June 26, 2013 was made by Lloyd Pearson and seconded by Mary Shea.

B. TREASURER'S REPORT

Alan Stokke reported on the end of the fiscal year that there is a shortfall of \$4,426.51 under Budget Expenses, which is the first time there's been a deficit on tax collections. There are thousands of dollars owing on tax collections. The \$10,000 in the Chip Reserve may go into the General Reserve.

Alan reported that there is \$144,215.90 in the Hidden Lake Association (HLA) checking account, money market and savings accounts.

He also stated that there are road projects still pending which money may come from the drainage account and then the general reserve. Mary mentioned big road projects coming up.

There was discussion regarding the tax rate, discussing either a change or increase in services, but this cannot be done this year as the budget has already been accepted. It will be discussed at a later date.

There was a Motion to Accept the Treasurer's Report as submitted by Alan Stokke made by Wayne Keeler and seconded by Mary Shea. Motion passed.

C. TAX COLLECTOR REPORT

The tax collector was not present.

D. SEPTIC REPORT

Celeste Benoit reported that she hand delivered some notices for septic cleaning on July 1st and, after getting current addresses from Charlene, sent out the rest on July 4th, for a total of 30 notices. Celeste has not gotten any reports from Cahill yet.

There was discussion regarding Teresa Resnick's property. Jim Puska tried calling her to discuss the issue of her living in a camper on the property but got no answer. He will try and go to her house to discuss it. The septic issue on the property has been resolved and the septic is in working order.

E. ROAD COMMITTEE

Mary discussed drainage projects:

SHORE DRIVE: The problem with the drainage on the Porriello property and adjacent neighbors was discussed. Compacted pavement and installation of paved ditches to run to a catch basin was discussed. Mary recommended getting an estimate for this work.

Celeste then suggested a metal grate, or trench grate be installed at the beginning of all the driveways affected. Mary will ask Mike Bennett and Pete Santoro to check into that.

Cathy commented to Celeste that that was a great idea and all agreed.

Scott questioned traffic issues with any work being done.

EAST SHORE DRIVE:

Mike Bennett and Mary have discussed issues on East Shore Drive and Mary reported on the existing paths of drainage. There

was also mention of some residents getting water in their basements. Mary said there are wells and power lines to be considered when deciding on the solution to this problem.

NORTH END OF EAST SHORE:

The problems near the Mazzarella property were discussed. Without Delores's consent to survey and deal with the drainage problems, little can be done. The property is adjacent to wetlands. The Inland/Wetlands Commission might have suggestions.

Cathy thanked Mary for all her work in all of these issues and all agreed.

WEST SHORE DRIVE:

Mary Shea reported that she and Mike Bennett inspected the ditch in front of the Stakey property as to the water problem that is eroding the land along the road. As a result of this problem, the road is narrowing. Also, across from the Stakey property there is a drainage pipe located under the road and it drains on the property at 71 West Shore Drive. The stone wall around the drainage pipe is shifting and needs to be repaired. Also, a suggestion by Mary was made to install a guard rail on the road over the drainage pipe as there is a drop there. Mary suggested this situation be addressed soon, and that this project should have priority because of the eroding road and liability issues.

The drainage path on HLA property and 71 West Shore property needs to be cleared out. At this time it is not clear as to who would be responsible for maintaining this drainage way, HLA or the homeowner. Mary suggested she consult with an attorney as to right of way issues, liability issues, maintenance issues, etc.

It was also noted that at one time there was a drainage ditch or pipe under the Stakey property driveway, which has since been covered over by the driveway. By covering this, it has caused accumulation of water near a camper on that site. This needs to be addressed to help with the drainage and also with mosquitoes being attracted to that wet area.

Alan discussed the sediment at the end of the drainage path that runs down to the Lake at that site. This needs to be cleaned out as it is affecting the Lake.

Alan made a Motion to proceed with the West Shore Project; Alan also adding to the Motion that the problem at the Stakey property camper be addressed; in addition, adding to his Motion that the siltation problem at the end of the drainage path be cleared.

Mary recommended this project be on hold for now until legal issues can be addressed. She suggested this issue be held over until the next meeting in August.

Alan then amended his Motion to add that it be contingent upon Mary getting the legal questions answered.

Permission was granted by the property owners of 71 West Shore Drive to have access to their property for inspections and/or work on this drainage path.

Motion passed with one dissenting vote.

LAKE REPORT:

Scott reported that the Lake has had its treatment and that pellets were spread all around the Lake. Scott asked if the coves were okay and it was reported they were.

Mary and Scott discussed the chemicals that were used.

It was reported there was a motorized boat on the Lake. It was seen twice. Another lake member, seeing this boat, got in a kayak and approached the boat and asked the occupants to leave the Lake immediately and not come back, citing HLA rules regarding no motorized boats on the Lake. The boat number was CT9082AX.

It was reported that Shore Beach is in good shape, but East Shore Beach has huge limbs from the last storm all around the beach.

Lloyd reported that the West Shore Beach cleanup was done.

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.hiddenlakect.org.

OLD BUSINESS:

Wayne discussed the dam barrier – it had been down for a long time. The telephone poles are up in place, but neighbors have asked to have them moved so the area can be mowed. Wayne mentioned that the vegetation is helping keep the embankment in place.

NEW BUSINESS:

Alan received a letter from HRP Associates of Farmington, CT, informing Hidden Lake Association of House Bill 6441: An Act Concerning the Dam Safety Program. It was to be voted on on June 30, 2013. It states that the State does not have the resources going forward to perform periodic inspections and that dam owners would then be responsible for the periodic inspections by a licensed professional engineer, and that the inspection results would have to

be submitted to the CT DEEP. It is not known if this Bill actually passed and Cathy said she would look into it.

Celeste talked about the success of the Breakfast Party held last year and suggested doing it again.

THE REGULAR BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON JULY 31, 2013 WAS ADJOURNED AT 8:02 PM BY CATHERINE SERINO, VICE PRESIDENT.

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

Also, Alice Heckster thanked all at the meeting for the many happy years spent on Hidden Lake. She will be leaving at the end of the summer, this probably being her last meeting that she will attend. All wished her well.

Respectfully submitted,

Carmela Della Mura
Substituting Recording Secretary