

HIDDEN LAKE ASSOCIATION
ANNUAL MEETING
May 19,2019
APPROVED MINUTES

OPENING:

President Jay Cassella called the Annual Board meeting of the Hidden Lake Association to order at 1:08 p.m. on Sunday May 19th,2019 at the Haddam Town Hall Annex in Haddam, CT.

Jay Cassella did the roll call of Officers:

BOARD MEMBERS PRESENT:

Jay Cassella, President
Dale Fiore, Vice President
Lloyd Pearson, Past President
Carolyn Chaifoix, Interim Board Member
Cindy Porriello, Interim Board Member
Victoria Nicholson, Interim Board Member
Sheri Berger, Tax Collector
Lori-Ann Hoberman, Secretary

BOARD MEMBERS ABSENT:

Alan Stokke, Treasurer

ASSOCIATION MEMBERS PRESENT:

Anthony & Aline Grandazzo
Holli Rose & Scott Sherman
Susan & Frank Termini, Jr.
Bob & Sandra Kiehm
James Nicholson
Eleanor Morrison
Celeste Benoit
Barry Poulin
Jill Carey
Mary-Beth Russo
Karen L. Keston
Larry Poulin
David Chalifoux
Ted & Noreen Endriss
Peter Lombardo
Kathy Foley

A. APPROVAL OF MINUTES

The minutes of the Annual HLA Meeting of May 20, 2018 were read and a motion to Accept the Minutes was made by Sandra Kiehm and seconded by Frank Termini, Jr. Unanimously approved. The approved minutes will be posted on the HLA website.

B. TAX COLLECTOR REPORT

Sheri Berger reported that with the new software system and the attorney that we have been using this past year has met with great success. We have been able to collect on delinquent taxes that had gone on for quite a long time. To date there are only four tax payers that have not paid their taxes. Only (2) properties remain delinquent. There is a tax sale that will be held if they are not paid on June 19th.,at the town hall.

To date the attorney has collected \$25,578.96 with an additional \$2087. That has been paid as well.

The outstanding taxes for last year is only \$2000. This met with much applause.

To date the total taxes paid was \$74,344.78. of that amount \$10,295.57 was interest and \$14,989.14 was back taxes.

Sheri also mentioned July 1st all taxes can be paid on-line for a fee with a bank or credit card. Wells Fargo has notified Sheri in regard to breaking down tax payments for easier payment options. So if anyone is interested in this they should contact their personal mortgage companies to see if this is an option.

There are also (3) lots that did not go through from last year that were on the Tax sale from last year they are uncollectable.

New Tax bills go out July 1st. 2019.

President Jay Cassella reads an opening statement:

Welcome to the 2019-2020 Hidden Lake Association Annual Meeting. This past year has shown to be challenging and rewarding as well. There have been many projects for improvements around the Lake. I want to thank the Board of Governors and the volunteers for their continued efforts and support. The results are becoming quite evident in the improvements to our lake and to the surrounding property.

Some of the projects on-going include, the restoration of our beaches by way of annual clean-ups and beach sand reclaiming. The controlling of the weeds in the lake by alternatives besides Winter drawdowns. Our road and drainage improvements continue with projects along East Shore to keep water from standing on alongside the roads and creating mosquito nesting areas. Not to mention the esthetic improvements to the mailbox areas, and much more.

This year, our efforts will be not just appearance and lake preservation. We have five members volunteering their time, to bringing our By-laws to the 21st century, hopefully before the 22nd century comes. This five- member committee has been working diligently to bring some of the necessary changes which are up for vote during this meeting and for that, I send my gratitude and thanks. I would like to mention them personally. Bob Kim chair, James Nicholson, Barry Hoberman, Cindy Porriello and Jean Cassella. The goal this year is to possibly call for a "Special Meeting" to vote on more changes needed and then to have more changes ready for voting at the 2020-2021 Annual Meeting. This, I believe is the first time in the 35 years that I have been living here where we actually had the required (5) members to make up the By-Law committee, so we must take advantage of them.

Our Tax Collector, Sheri Berger suggested a new system for collecting taxes and relieving back taxes owed. This program was implemented by the Boards of Governor's and this past year's results proved positive. Because of Sheri's efforts we have collected more revenue than ever before. Thank you, Sheri for all of your efforts.

The Treasurer Alan Stoke once again proves his value by keeping us on budget and for creating a new budget for the coming fiscal year that satisfies our needs. Thank you, Alan.

Despite much confusion at may of our Board Meetings, Lori-Ann Hoberman, our Secretary, seems to be able to keep up with the madness. Her efforts should not go unnoticed. Thank you, Lori.

Dale Fiore, our Vice President is without a doubt, a great asset to the Board of Governors. He is able to keep me on track at all the meetings, which I might add is not an easy task. He has been able to intervene where needed for all aspects of the Board's duties. Thank you Dale.

The newest addition to the Board is Lloyd Pearson our Past President. Lloyd comes to us with much knowledge from as far back as I believe, 1937 when he presided over the Board. ;-) Welcome Lloyd!

As Board members, Cindy Porriello, Victoria Nicholson and Carolyn Chalifoux have contributed their time and energy to the board as representatives for the concerns of all Association Members. It is without notice, thanks to all three of you.

To all other committee volunteers, I give you my deepest gratitude. From the Beautification Committee, to the website and Facebook Committee, as well as of course the two committees that keep us out of a lot of Sh%#@t and smelling like a rose, well you know... the Septic and Audit Committee.

As good as these committee, board members and volunteers are. We are always in need of more volunteers to build a work force. There is much to be done to improve the appearance and quality of our Lake.

In conclusion, I believe we probably have the most dedicated and responsible Board members we could assemble. All of the members and volunteers deserve our deepest gratitude. Thank you ALL!!!

C. TREASURERS REPORT:

* Please see the attached Treasurers Report from Alan Stokke

D. SEPTIC REPORT: Anthony Grandazzo recapped that (23)tanks were taken care of this past year. (27) Septics are planned to be cleaned this year.

A letter will go out to all homeowners. There is no need for any homeowner to do anything. It will all be taken care of. This new year Septic cleanings begin in July of 2019.

E. ROAD COMMITTEE:

The road committee has obtained an estimate from Sonitrol for catch basin cleaning. This cleaning will take place in June. The progress on Fairview Road will continue. There is an estimate from Bill Carlson in the amount of \$3000.00 to prepare the surface for chip-sealing. Mr. Carlson has been in contact with Comer Construction and is coordinating the work to be performed prior to their return for it first scheduled chip-sealing at the end of June. At the September 2018 Board of Governors meeting, the new "Road Standards" were adopted by a majority vote. At the October 2018 Board of Governors Meeting a majority vote of the members adopted Fairview Road as a sanctioned road and therefore, according to the By-Laws is now the responsibility of the Hidden Lake Association to maintain.

It is the recommendation of the Road Committee that the process for prepping for chip sealing be done prior to the scheduled chip sealing.

There have been volunteers, cutting and cleaning brush fro the sides of Fairview in preparation of the surfacing of the road. More needs to

be done, so we are asking for volunteers to help in this effort in order to save money by not hiring a landscaper.

The drainage situation on East Shore Drive is being quoted. The standing water along the Grandazzo residence should be replaced by drainage pipes to allow for the water to flowing the culvert between the two Abate properties and not onto the road. Bill Carlson is in the process of quoting this work and will have the cost shortly.

F. LAKE & DAM REPORT:

* Please see the attached Lake & Dam Report from President Jay Cassella

G. BY-LAW COMMITTEE:

Jay Cassella asked, has everyone seen the changes to the By-Laws? Jay Cassella made sure that Copies of all proposed changes to the By-Laws were given to all in attendance for review. These proposed changes will be presented for discussion and vote when we move on later in this evening into the "New Business".

Bob Kiehm, committee chair speaks giving thanks to his committee for all of the time & effort spent be sure that we are complying with State Statutes. Bob hopes that these proposals will be looked at carefully and hopefully passed so that the Board Members can continue to do all that they have been elected to do for all of us.

H. WEB & FACEBOOK REPORT: No Report

I. AUDIT COMMITTEE:

Dale Fiore states that there were two audits this year. Dale Fiore himself chairing with Jean Cassella & Cindy Porriello. The Treasurers Books & reports were reviewed & Completed. The Association funds are solvent. The Tax Collectors reports are neat & speak for themselves. One more auditor (Jean Cassella needs to look at the Tax Collector reports) in the process everything looks in order & both have been through review.

J. BEAUTIFICATION COMMITTEE: Sandra Kiehm says now that she is back Nick Porriello is assisting by donating some plants & assisting Sandy Kiehm with what to plant & where. Nick Porriello will be introducing Sandra to a wholesale distributor. Sandra Kiehm is going back to Tractor Supply to purchase (10)half Barrels for flowers. Dale Fiore mentions that all the expenses needed for the Beautification Committee are taken out of income taken from events that were done to benefit this committee (Not Association funds) for instance the wine tasting & the tag sale. Please attend these events, they are fun and benefit us all!

K. SPECIAL PROJECTS:

None

OLD BUSINESS:

None from the Association Floor or Board. Jay Cassella wants to ad that we need Volunteers. Sandra Kiehm suggests that we make a welcoming phone call or a knock on the door. With an application to the new homeowner and the existing too. Suggesting that they circle an amount of time and or an event that they might want to volunteer for.

NEW BUSINESS:

The Association needs to vote on the Budget. Everyone has been given a copy of this years Budget. The entire Board worked together to compile this suggested Budget as to where the suggested money is best placed. Last year we had a lot of money proposed for Road Chip Sealing. That is lesser this year as we only have Fairview to still chip seal. There is quite a bit more money allocated for Weed Removal & Property Maintenance. We will not know until June 1st after recommendations from the Experiment Station who did the mapping. There is money allocated for whatever there recommendations are.

President Jay Cassella asked, "Can we get a motion to accept the Budget as it is for 2019/2020." Mr. Frank Termini motioned to accept the Budget and David Chalifoux seconded. All in Favor ! No Opposition. Let it be written, Let it be said.

Jay Cassella opened the floor to the amendments:

President Jay Cassella opened the floor asking all if there are any questions on the amendments.

Sheri Berger brought up that Alan's Email received two days ago creates a bit of some confusion with the amendments & Fairview Road. It is the responsibility of the Board of Governors to deem whatever is necessary to upkeep & do something with a road. It is a road as we now have road standards. And it does meet the standards. It will not be paved. Cindy Porriello suggested that Alan Stokkes email be read.

Secretary Lori-Ann Hoberman read from Alan's email regarding section 53 to the Association. Victoria Nicholson & Jay Cassella explains that we are asking for the funding & we as a board are entrusted to allocate the correct monies where & when needed. Cindy Porriello states that Fairview is already a road. The money being asked for is for maintenance & road chip sealing and we are fortunate that Comer sealing is coming back and we will get charged far less as they are here anyway. You are voting to take this Fairview out of as a non existing road. It is the verbiage. One person per household, one vote per household. This money does not pin point it to one spot. It is non specific if we got that One Hundred Year storm we will use it where needed. Some of it will be for Fairview. Bob Kiehm states that The bylaw removes that one phrase. The Road has been approved & Developed. Cindy Porriello states that we already voted that this is a road and that it is developed. Sheri Berger said that The current budget for last year is where that money is coming from. Bob Kim states, The only thing we are voting on is to take Fairview out of being a non existing road it is just a verbiage correction

Secretary Lori-Ann Hoberman read the current wording for section 53: Road Section - The following listed roads will be excluded from maintenance & snow plowing until such time that these roads are up to acceptable standards as per board of governors approval section C of upper. Hill top road to the intersection of Beech Rd. Fairview is lined out. White Oak Rd, Wood-crest Rd, Short Rd, Wood-crest Rd. to White Oak road. The revised & proposed change is section A & R will remain the same but section C we will remove Fairview Road from the list.

The reason for the change, the rationale is that over the years Fairview Road has been improved to finally meet the road standards that were adopted by the BOG.

James Nicholson motioned to accept this changed amendment & Anthony Grandazzo seconded. Dale Fiore said, All in favor & approved. No Oppositions.

An Association Member suggests that we read all the amendments and vote for them all at once. Dale Fiore asked if everyone has a copy of the By-Law Changes and has everyone read them? Dale Fiore motions to dispense of the reading of each individual Amendment Change. Dale motions & Carolyn Chalifoux seconded to vote on the Amendments as a whole. Are there any questions on the By-Laws that have been presented by the committee? The room is in agreement to accept each By-Law Change. All in Favor... No oppositions. Let it be written, Let it be said.

Jay Cassella now presents to the board alone the question on allocation to entertain to use the \$3000 to grade Fairview and enhance the road. The quote is from Dave Carlson. Carolyn Chalifoux Motions & Victoria Nicholson seconds.

Jay Cassella wants this to be a vote amongst the people: our By-laws indicate that only 3 people can sign checks. The biggest problem is that there are a lot of smaller amounts that need to go out. Ie: the Lake Blankets. Cost \$2300 and that comes out of the Presidents pocket until he can reach the Treasurer to get reimbursed. If the President can not get postage to send out mailers etc... this is silly. Jay Cassella would like to entertain that the President be able to hold onto a debit card. The Association would like to get a debit card and have it in the position of the President. The two signatures on a check is called, checks & balances. Back when the By-Laws were written there was not such a thing as a debit card.

It is a big responsibility. Jay would like this to be decided upon by the entire Association. All purchases are approved prior to using said card. Jay Cassella will write an email regarding said purchase & Alan says yes, go right ahead.

We should not have personal checks as a non profit. We must have a Ledger Checking Account which will be changed when Alan comes back from vacation.

Non Profit Transparency is important to our Association.

Jay Cassella would like to entertain a motion to hold a debit card for approved purchases. The motion was made by Frank Termini and seconded by David Chalifoux.

ELECTION OF OFFICERS:

The Officers of the HLA Association, for the 2019/2020, will be:

Secretary Lori-Ann Hoberman read off the slated Board Members for election today as is below:

Jay Cassella, President
Dale Fiore, Vice President
Alan Stokke, Treasurer
Lloyd Pearson, Past President
Lori-Ann Hoberman, Recording Secretary
Sheri Berger, Tax Collector
Victoria Nicholson, Board Member (Term expires 2019)
Carolyn Chalifoux, Board Member (Term expires 2020)
Cindy Porriello, Board Member (Term expires 2021)

* Are there any other nominations from the floor for any position? None...

We have one Board member that is slated as coming up for re-election, Victoria Nicholson. She is up for re-election Or to be voted in once again and to continue as is. Mary- Beth Russo re-nominated Victoria Nicholson and Karen Kestin seconded. Victoria Nicholson will remain as a board member changing now to a term of three additional years. Term to expire 2022. Congratulations Victoria !

No other nominations.

As secretary I, Lori-Ann Hoberman, cast one vote for the slate as presented.

Dale Fiore stated All those in favor ...all said yes! No one opposes.

Regarding upcoming meetings.

Jay Cassella is suggesting a June 3rd Board meeting and then another on June 24th.

The June 24th meeting will be at the old town hall. The last Monday of every month at 6:30 pm.

Jay Cassella will be putting out an Annual Listing of when & where meetings are to be held for all Association Members.

President Jay Cassella adjourned the Annual Meeting of the Hidden Lake Association on May 19, 2019 adjourned at 2:39 pm. Jay Cassella thanked all for coming to the Annual Meeting.

Respectfully Submitted,
Lori-Ann Hoberman
Recording Secretary