

HIDDEN LAKE ASSOCIATION
Regular Monthly Meeting
JUNE 25, 2014

Approved Minutes

OPENING:

The regular monthly Board meeting of the Hidden Lake Association was called to order by President Laura Jenner, at 6:53 p.m. on Wednesday, June 25, 2014 at the home of Lake Member Mary Shea.

PRESENT:

Laura Jenner, President
Catherine Serino, Vice President
Scott Sherman, Board Member (Term expires 2017)
Mary Shea, Board Member (Term Expires 2015)
Celeste Benoit, Septic Committee
Carmela Della Mura, Recording Secretary

BOARD MEMBERS ABSENT:

Alan Stokke, Treasurer
Wayne Keeler, Past President
Charlene Baulski, Financial Secretary
Lloyd Pearson, Board Member (Term expires 2016)

ASSOCIATION MEMBERS PRESENT:

Stephen Zehalla
Sheri Berger

A. APPROVAL OF MINUTES

The reading of the April minutes was waived, as the April minutes were unavailable.

B. TREASURER'S REPORT

Alan Stokke was absent from this meeting. There was no report.

C. TAX COLLECTOR REPORT

Charlene Baulski was absent at this meeting. She did previously report to Laura Jenner that she is working on next year's budget. Charlene also asked the Board to consider purchase of an electronic program for tax purposes.

D. SEPTIC REPORT

Celeste Benoit will confer with Charlene Baulski as to addresses of property owners that need to be notified for septic pumping this year.

Celeste reported that the Porriello property has had the septic tank cleaned and the last property owner was notified to do so and has agreed to comply.

E. ROAD COMMITTEE

No committee. Mary Shea discussed the following:

WEST SHORE DRIVE:

Mary Shea reported on the progress of the West Shore drainage project. Pete Santoro hit ledge when putting in the new catch basin. It was hard to work with this ledge, but he decided to put in a shorter sump and two extensions, then put in a lower drain. He moved the pipe that was under the road – it was not serviceable and he put in a new one. The final estimate for this work will be less because a smaller sump had to be used. There’s a new headwall and Mary reported it looked good. Next step is installation of a railing. The old pipes are now on Association property opposite the Stakey property.

Partial payment has been made for this work.

A suggestion was made to notify the Stakeys that if they dug out the puddled area near the camper for about four feet, it would resolve the puddling issue there as the water would flow towards the drain.

EAST SHORE DRIVE:

Nothing to report other than the survey on the Mazzarelli property has to be done in the Fall.

Celeste Benoit mentioned the flooding of her crawl space because of work done on her neighbor’s property. The neighbor is cooperating with resolving this issue.

SHORE DRIVE:

Mike Bennett and Pete Santoro discussed a proposed berm by the Porriello’s property with top soil. It would cost an estimated \$769 to put this in. It would take 7 curbs to create the berm. There was a Motion to Accept Berm Installation made by Vice President Catherine Serino and seconded by Mary Shea. Motion passed.

It was noted that a letter needs to be sent to the neighbors asking to move their truck so Pete Santoro can do his work.

Mary reported 2 or 3 signs are needed at \$30 apiece. They are “no outlet” and “speed limit” signs.

F. LAKE REPORT:

Scott Sherman reported that the water test for algae was positive, and that the water test for phosphorus is pending. The lake may have to be treated with copper, which treatment is not harmful to fish, plants, or humans.

Sheri Berger mentioned she hadn't seen any sunfish this year.

Lycott said they may need to drop another chemical to chelate phosphorous to starve off algae.

It was noted that the lake is to be lowered this year.

There was discussion after a member stated that the West Shore Beach needs attention and whether it should be bulldozed smooth. Also, the vegetation on the sides of the beach needs to be addressed.

Vegetation on East Shore needs to be addressed also; Shore beach in good condition, little vegetation.

A member suggested that the beach rake machine be used and Scott Sherman offered to speak with Pete Santoro regarding this. Sheri Berger volunteered to work with Scott on this issue.

G. BYLAW COMMITTEE

No report. Bylaw Committee still needed.

H. AUDIT COMMITTEE

No report. No committee. As there hasn't been an audit in a long time, it was suggested attaching the monthly bank statement to the treasurer's report. This was agreed upon. Sheri Berger volunteered to step in as our Audit Committee and will look back into past financial statements and bring the audit up to date.

I. WEB REPORT

WEBSITE: Alan Stokke was not present at this meeting. After discussion, it was suggested that a “Frequently Asked Questions (FAQ)” column be added to the website. Some of the suggested questions to post:

Is the lake regularly tested?

What is our mill rate?

Are the roads plowed in the winter snowstorms so I can access my property?

If I don't live within the Association boundaries, can I swim in the lake?

Are electric or outboard motors allowed on the lake?

Can I have a well and/or septic system installed on my property? What steps are involved in doing that?

Can I change my well or septic tank?

Also two notes should be added to the Hidden Lake Website: one, if there is no well or septic tank on a property you are considering buying, the Board suggests you check regulations with the Town of Haddam before you purchase the property; and two, any outdoor improvements to an Association property should be submitted to the Board first.

FACEBOOK: Mary Shea reported that the facebook response is positive and people are enjoying this site.

OLD BUSINESS:

It was reported that “Doc’s” house is being cleaned up by his family, after the Town of Haddam got involved. A landscaping company is coming in to mow and trim bushes.

The Stakeys have until July 12th to clean up their property in order to comply with the Association regulations and the Town of Haddam regulations.

A demand letter sent via certified mail dated June 9, 2014, from Jean and Jay Cassella addressed to the Board was read at this meeting.

Discussion followed regarding this issue. it was reported that a previous letter was sent to the Cassellas trying to resolve the issue on their property. They were asked to read, sign and return the letter to the Board, but they never returned the letter. The Association President offered to meet with Jean Cassella to discuss what exactly the issue was, but Jean Cassella did not choose to do so and talks fell through.

The letter sent previously was offering to bring in topsoil and seed to apply in the 20’ x 30’ piece of property that the Association did their work in. After further discussion, it was agreed that the Board would re-date this letter and the offer would be sent out again for signature to try and resolve this issue to the satisfaction of all parties.

NEW BUSINESS:

Mary Shea reported that the Hidden Lake/Shore mail station is overgrown with poison ivy, Virginia creepers, bayberry, and overgrown trees. The Town of Haddam has said they will address the tree issue, but the Association needs their own landscaper as to the brush.

Also, Mary Shea asked that new “noodles” for the beaches be purchased. The Board agreed.

Scott asked if he can get an estimate for this landscaping and maybe include the beaches. It was agreed.

It was noted that the drainage grate at Hilltop on the west side is collapsing and that will be addressed next year

There is an issue at the Lakepoint drainage area and that will be looked into.

Association President Laura Jenner read an email from Association Member Teresa Resnick requesting that her taxes be lowered for four lots that she owns. Teresa Resnick states there is no septic system, no lights and no road service on these lots. Laura will respond to her to let her know there is no system for exceptions on lowering taxes and that our assessments are based on the Town of Haddam's tax rates, which may already take that into consideration when taxing the properties.

THE REGULAR MONTHLY BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON JUNE 25, 2014 WAS ADJOURNED AT 8:18 P.M.. MOTION TO ADJOURN WAS MADE AND SECONDED.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE HELD ON WEDNESDAY, JULY 30, 2014 AT 6:30 P.M. AT MARY SHEA'S HOUSE, 75 SHORE DRIVE.

Respectfully submitted,

Carmela Della Mura
Recording Secretary

During the July 30th, 2014 meeting, a Motion to Correct the June minutes was made. The motion was made by Lloyd Pearson and seconded by Mary Shea. The changes were made and June's minutes were approved.