

HIDDEN LAKE ASSOCIATION
Regular Monthly Meeting
OCTOBER 28, 2015
APPROVED MINUTES

OPENING:

President Laura Jenner called the regular monthly Board meeting of the Hidden Lake Association to order at 7:02 p.m. on Wednesday, October 28th, 2015 at Burr Elementary School in Higganum.

BOARD MEMBERS PRESENT:

Laura Jenner, President
Catherine Serino, Vice President
Lloyd Pearson (Term Expires 2018)
Alan Stokke, Treasurer
Scott Sherman (Term Expires 2017)
Mary Shea, Board Member (Term Expires 2016)
Carmela Della Mura, Recording Secretary

BOARD MEMBERS ABSENT:

Charlene Baulski, Tax Collector

ASSOCIATION MEMBERS PRESENT:

Celeste Benoit
Stephen Zehalla

OTHERS PRESENT:

Joseph Mingoello
Joseph L. Rini, Esq. on behalf of Joseph Mingoello

A. APPROVAL OF MINUTES

The minutes of the September 30th, 2015 meeting were reviewed, corrections made, and the September minutes were then approved and will be posted on the HLA website. Motion to Approve the Minutes was made and seconded.

B. TREASURER'S REPORT

Alan Stokke discussed August and September budgets. Alan reported the monies spent and Association bills paid including septic tank cleaning \$1,100, road drainage issues \$1,100, Miller Fence Co. \$500 (West Shore Project) and an invoice from Mike Bennett for the Wetland Commission Application.

Mary Shea questioned Alan as to whether Atty. Epright had been paid for his work and Alan reported he had not received the attorney's bill so Mary

provided Alan with the bill in the amount of \$2,207.25, and the attorney will be paid.

A Motion was made to accept the Treasurer's Reports and the motion was seconded. So moved.

Alan will speak with Sheri regarding the two missing statements and get that issue straightened out.

C. TAX COLLECTOR REPORT

No report. Charlene Baulski was absent.

D. SEPTIC REPORT

Celeste Benoit reported that there are 30 septic tanks to be cleaned and 18 have already been done. The issue of septic tank inspections came up and while Cahill Septic is hired to clean septic tanks, they are not required to inspect them. That would be very expensive. Cahill Septic would know the type of septic tanks at the lake, how big they are and the condition that he could see, but there is no full inspection. If there is an issue with a septic tank, the homeowner is responsible to have it inspected.

Cahill Septic reports its findings to Chatham Health.

A letter was read to the Board from a West Shore resident who was told by Cahill Septic that access to her septic system needed to be dug up. The resident felt that it was Cahill Septic's responsibility to do this, but access to the tank is the responsibility of the homeowner, not Cahill. The resident is to have the access to the septic tank dug up for cleaning before the end of the season and the homeowner will be notified that it is her responsibility.

E. ROAD COMMITTEE

No committee. Mary Shea reported the following:

The residents involved with the drainage project on East Shore Drive have signed all the easements. Mary thanked all involved with getting to this point and the project is moving forward.

Mary Shea has asked the tree removal company on East Shore to clear out all the branches in the drainage area, especially with all the rains that are expected soon, the drainage area needs to be cleaned out. The tree company removed most of the branches, but Mary went out and cleaned the rest up herself.

There was discussion regarding the wood chips from the tree removal and suggested they be placed on the dam access.

Pete Santoro's contract for the drainage project on East Shore was discussed and he will be able to start in November.

There was a Motion to Accept Pete Santoro's bid for the East Shore Drainage Project in the amount of \$17,395.76. The Motion was made and seconded. So moved.

Mary presented the recording secretary with copies of the easements signed for this project to hold in the Association files. Atty. Epright reminded the Association that the construction easement runs out in August of 2016.

Cathy Serino thanked Mary Shea for all her work, time and effort and stated that Mary has gone above and beyond for the Association. All agreed.

F. LAKE REPORT:

Scott Sherman reported that a few phragmites have come back, but just a small percentage. The Association will consider having them sprayed again next fall. Scott reported that the lake is at a good level.

Scott suggested a different treatment for the lily pads than had been previously used.

DAM REPORT: Lloyd Pearson reported that the DEEP requested more information about our dam and reported that the emergency operation plan is now called the emergency action plan. DEEP wants identification of evacuation routes and shelters in case of flooding. Rt. 81 and Hidden Lake would be evacuation routes in event of failure of the dam. The high school and the new school in Killingworth were suggested as shelters.

The trees on the side of the dam have to be removed and this has to be addressed with the residents there. If the residents don't comply, then the issue will be sent to the State to enforce. It will be violation of the State rules if the homeowners do not do this. The Association will remove the trees on Association property in that area.

G. BY-LAW COMMITTEE

No report. By-law Committee still needed.

H. AUDIT COMMITTEE

Sheri Berger was not present at this meeting.

I. WEB REPORT

WEBSITE: No report.

FACEBOOK: Mary Shea has gotten very positive feedback from users of the Hidden Lake Facebook page.

OLD BUSINESS:

A certified letter has been sent to the Cassella family regarding the work they are doing on their property as well as their work being done on adjoining HLA property. The Association has not received the green card from the post office certifying that they have received the letter. The attorney for the Association has advised the Association to document everything.

Jim Puska has spoken with the homeowner regarding permits and the homeowner has complied. It was suggested that the homeowner first come to the Board to report any work being done.

It is hoped that water overrun in the future flows to the catch basin.

Blight: The different homeowners that were notified of the blight law have begun to clean up their properties. There is still work to be done however.

NEW BUSINESS:

Attorney Joseph Rini and his client, the contractor/owner of the house on 5 Ledge Road, appeared before the Board with site plans and information as to what they are doing on this property. The septic system was discussed, as well as future plans for plantings lakeside along with a berm. A landscaping architect has been hired and the different types of shrubs to be planted were discussed. The landscaping will be done in the spring. The septic system was approved by the Chatham Health Department and reportedly is 32+ feet from the public beach. The Association is awaiting confirming documentation.

The Association explained to the parties that houses being reconstructed have to remain in the "footprint" of the previous house.

AT 8:58 P.M. A MOTION TO ADJOURN WAS MADE AND SECONDED. THE REGULAR MONTHLY BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON OCTOBER 28TH, 2015 WAS ADJOURNED.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE HELD ON WEDNESDAY, NOVEMBER 18TH, 2015 AT 7:00 P.M. AT BURR ELEMENTARY SCHOOL.

Respectfully submitted

Carmela Della Mura
Recording Secretary