

Hidden Lake Association BOG Meeting Minutes

August 29, 2022

Board Members in Attendance

Jay Casella Bob Kiehm Anthony Grandazzo Sheri Berger Heather Edelson
Laurel Hoynoski Cindy Porriello

Members in Attendance

Sandy Kiehm David Chalifoux Betty Barsevich James Alex Robertson
James Roberson Alan Stokke Frank Nunes Karin Bullock
Joe Muraca Cassy Prinz Jean Cassella Mary Arnold

Meeting called to order at 6:39pm

A motion to dispense with the reading of the minutes was made by Heather Edelson and seconded by Cindy Porriello. The Board voted unanimously to accept the July minutes as written.

Presidents opening statement

Jay Cassella read a statement regarding decorum and procedures that will be adhered to at meetings, in accordance with the HLA Bylaws. Of particular note: Members would have a brief opportunity to state their desired wishes regarding the addition of agenda items. Any items that the Board deems appropriate for discussion will be added under new business as the last agenda item. These are the only two times during the meeting when non-Board members will be recognized to speak.

General discussion

Mary Arnold asked for and received a copy of the President's statement

James Robertson asked about the construction of a dock or floating dock at his property. Jay responded that the request would have to go through Inlands Wetlands, and then submitted to the Board for final approval.

Karin Bullock asked about road drainage issues on her property. Jay responded that he and John Hoynoski were looking into it currently.

Joe Muraca, upon beginning to address the meeting, was instructed by Jay Cassella, that as a guest and not an Association member, Joe would not be recognized to speak. Karin Bullock indicated that he is her domestic partner by the State of CT. Jay asked her to bring him a copy of the state statute, at which time it will be reviewed for consideration.

Treasurers Report – Bob Kiehm

See report under “Treasurers Reports”

Laurel Hoynoski made a motion to approve the Treasurers report and Heather Edelson seconded the motion. Treasurers report was unanimously approved. treasurers report

Tax Collectors Report – Sheri Berger

2021 current tax revenue	\$60,602.65
Total current tax collected to date	\$55,517.61
Back taxes/interest/fees collected	\$505.07
Total collected to date	\$56,022.68
August deposits	\$18,999.29

Lake Committee Report- David Chalifaux See report

Road Report Jay Cassella for John Hoynoski

The issue of water causing a problem between the catch basin and 32 White Birch Road was discussed. Jay Cassella distributed a handout to Board members depicting the area in question. A video was taken of the area following our recent 3.4-inch rainfall. The video didn't show any evidence of water entering the property of 32 White Birch Road.

Septic Report Anthony Grandazzo

We haven't received any septic reports or invoices from this season's work to date. Anthony will contact Skip Cahill and ask for a progress report.

Update: Anthony contacted Cahill, and he reports that sixteen tanks have been pumped thus far, that he is working on the reports and invoices, and that all work within the Association should be completed by the end of September,

Beautification Committee Sandy Kiehm See Report

Aquatic Wildlife Committee No Report

Bylaw Committee See Report

Audit Committee No report

Web and Facebook Committee No report

Old Business

Discussion of short-term rentals is tabled until consultation with attorney is completed.

New Business

Based upon continual dumping of debris in culverts and certain common areas within the Association Jay recommended purchasing and installing 8 signs and posts (approximate cost, \$450) stating **No dumping** to be placed in areas of concern. Following discussion, it was decided to install two lower cost signs and posts only in the areas of greatest concern as a stop gap measure.

Motion was made by Bob Kiehm to allocate \$25 to purchase and install 2 **No Dumping** signs at the two areas where infractions are the worst (White Birch and HL and corner of W Shore and Fairview Ave). Motion was seconded by Heather Edelson

Roy DeLuca of 36 Meadow Road presented a written request to the Road Committee in advance of this meeting. He outlined concerns regarding tar from the chip sealing done by the Association and the negative impact of cars and trucks using his driveway as a turn around. This causes the road surface to “decompose” resulting in tar being brought in by shoes of those entering his house. He presented a number of options for the Board to consider as a remedy to this problem. Following discussion, the Board modified one of Mr. DeLuca’s options that would permit Mr. DeLuca to cut back to the property pin in front of his property and pave the road section at his own expense. If the Board recommendation is agreed to by the owner, the subject will be brought up for a vote at a future Board meeting.

General discussion

As an alternative to No dumping signs in the afore mentioned areas, Frank Nunes suggests consideration of trail cameras to deter dumping or other infractions of Association rules. Estimated cost of \$100 per camera. This suggestion generated discussion and interest, and will possibly be considered at a later date. Fiscal constraints will have to be considered.

Frank Nunes asked for details of the lake committee regarding their minutes pertaining to possible issues to the lake that could result from short term rentals. Discussion ensued regarding individual responsibility for responsible monitoring and inspection of septic systems throughout the entire Association.

Motion to adjourn at 8:10pm made by Bob Kiehm and seconded by Heather Edelson.

Submitted by Anthony Grandazzo

Opening Statement – August meeting

7/20/2022

Jay Cassella / President
Hidden Lake Association

As the presiding officer at this and all other meetings of the Hidden Lake Association, I am obligated to assure discipline and order.

In response to the outbursts of a few of the members, forcing the defensive remarks by board members at the July Board of Governors meeting, I am forced once again to revert back to our By-Laws and to strictly abide by the “Order of Business” posted in Section 13 and to follow these rules to the letter.

Over the years and even recently I have had the opportunity to listen to association member’s positive reactions regarding the openness of the Board of governor’s meetings as opposed to other boards having refused any interaction. It is unfortunate that the actions of just a few members impacts every member.

Decorum at any meeting is not intended to silence the members but to allow for the board members to conduct business in an efficient manner. The association members will still have the opportunity to express their concerns but only during the opening and ending general discussions.

Lake Report

HLA Lake Committee Meeting
Meeting Called 6:30 PM

Members present are in bold:

Sheri Berger, Jay Cassella, Anthony Grandazzo, Victoria Nicholson, James Nicholson, David Chalifoux

Discussion highlights:

- Conservation of lake, discussion regarding certain action for HLA members to preserve the lake. The subject was brainstormed and the Lake Committee members have taken an action to create a list of Do's and Dont's for future publication. This will be worked on over the upcoming winter. Action Item: All
- Dead trees along lakeside, no progress on notifying HLA members about their responsibility of clearing the lake for dead falls.
- Short term property rentals increase the risk to impact the lake.
- Lower the Lake: Pond and Lake Connection to be requested for technical advice on depth. The depth gauge installed at the dam as well as the bathymetric mapping that was recently completed shall help this determination.
- During the draw down a plan to reclaim the sand at the beaches is in work
- Draw down recommendation duration, 4 th week of October to the 4 th week of November
- Water test sampler was determined to be inefficient, Lake Committee recommends returning the product.

Meeting Closed 8:00 PM

Beautification & Events Committee Report

Special Thanks to all the folks that donated items and to those who volunteered their time to help with The Hidden Lake Tag Sale! We couldn't have done without you!! We are pleased to report that we raised \$835.04! Net profit after expenses is \$701.00. That'll be enough money to pay for the new planter boxes that will be attached to the two Hidden Lake signs were purchased last year. We also plan to attach solar lights to them to make them more visible from the road.

Next up, is our biggest fundraiser of the year, Wine on the Water. It will take place Friday, September 16, from 6-9PM at #9 East Shore Drive. Along with tasting several wines, we'll have great appetizers, a live and silent auction, and much more! The past two events were a huge success! Come learn how to pair, select, and discover the essence of some wonderful affordable great wines!

Please RSVP to skiehm109@gmail.com or text to 860-391-2653. Tickets are payable at the door. Cost is \$25.00 per person. But please RSVP in advance. We have a huge tent so the event will be held rain or shine.

We are looking for a few volunteers to help and we also need folks to make/donate themed gift baskets.

Looking forward to seeing you!!

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Sandra Kiehm
Hidden Lake Association
Beautification & Events Committee

