

HIDDEN LAKE ASSOCIATION
Regular Monthly Meeting
September 25th, 2017
APPROVED MINUTES

OPENING:

President Jay Cassella called the regular monthly Board meeting of the Hidden Lake Association to order at 7:03 p.m. on Monday, September 25th, 2017 at Burr Hill Elementary School in Haddam.

BOARD MEMBERS PRESENT:

Jay Cassella, President
Laura Jenner, Past President
Dale Fiore, Vice President
Charlene Baulski, Tax Collector
Sheri Berger, Board Member (Term Expires 2019)
Carmela Della Mura, Recording Secretary

BOARD MEMBERS ABSENT:

Alan Stokke, Treasurer

ASSOCIATION MEMBERS PRESENT:

Jim Kearney	Peter Lombardo
Cynthia Porriello	Phil Porriello
Ron Edelson	Heather Edelson
David Chalifoux	Carolyn Chalifoux
Eleanor Porriello	Teresa Resnick
Jim Nicholson	Victoria Nicholson
Barry Hoberman	Lori-Ann Hoberman
Ellie Morrison	

A. APPROVAL OF MINUTES:

The minutes of the August 28th, 2017 monthly meeting were reviewed, corrected, and were approved and will be posted on the HLA website. A Motion to Approve the Minutes was made by Laura Jenner and seconded by Dale Fiore.

B. TREASURER'S REPORT:

Alan Stokke was not present and there was no report, but Jay Cassella did state that a check in the amount of \$2,370 was sent out to pay for Association insurance fees.

C. TAX COLLECTOR REPORT:

Charlene Baulski reported that tax bills were sent out. She also stated that she has asked Alan for a check to pay for liens that will be released. Also

Charlene reported that all liens would now be required to be notarized when released.

Teresa Resnick stated that she has not received a bill yet for the Association taxes and Charlene will resend it.

D. SEPTIC REPORT:

Anthony Grandozzo was not present. No report. Jay did say that pumping is being done as scheduled. 35 West Shore Drive was not pumped out last year and Anthony had spoken with the Cahill Company and he reports that Cahill will pump that site, and may have already done it. Evidently there was an issue with mail not being received by this resident and the resident was unaware of this work having to be done.

Teresa Resnick wants to be notified when Cahill Company is coming to her residence, as she wants to be present when this work is done. Dale Fiore also would like to be present when they work on his septic tank, so Dale will call Cahill and try and get a date for both these cleanings.

E. ROAD COMMITTEE:

Jay reported that he is looking at one more contractor, Comer, and waiting for an estimate for the roadwork. Comer has done our chip sealing in the past but doesn't usually do road repairs. Our best quote to date is from Laydon Construction with an estimate of \$8,335. Comer was called and has come for measurements of the work to be done twice, but as yet have not given an estimate for the work. Jay reported that he is very impressed with the way Laydon has marked everything and they seem very interested in doing this job. Jay will again ask for an estimate from Comer and let them know we will be voting soon on the bids. Laura suggested an email vote by the Board be taken on Friday, September 29th, and the Board agreed, as this work needs to be done as soon as possible.

Darlene Bailey was not present, but reported to Victoria Nicholson that she has information on insurance prices, which will be saving the Association a lot of money. This will be addressed at a later date.

Teresa Resnick reported that she has talked with Eversource and has asked them to check our lines for branches hanging over the power lines. Eversource was working on East Shore Drive and Teresa asked them to do a drive through our area to check the branches over the wires and Eversource reported that the West Shore area needs work and we will be put on their work list but it will probably be a month before they can be here. Teresa will follow up around October 11th, with their representative Lisa from Eversource.

A resident explained that having trees cleared from the power lines from the street to a house are the responsibility of the homeowner. Eversource is

responsible only to bring or repair service to the homeowner's house, and clear branches over power lines on the roads.

Also it was reported that a resident, Brian Polak, has offered to chain saw any brush below the wires if anyone needs assistance with that.

F. LAKE REPORT:

Scott Sherman has resigned from this committee after ten years of service and also has resigned as a Board Member. Jay thanked Scott for his work.

Dean Fredericks, Cindy and Phil Porriello and Jim Nicholson helped Jay with the barge work, while Victoria and Anthony checked around the lake for problem areas. Greg Bugbee of the Connecticut Agriculture Experiment Station spoke with Jay about riding around the lake and mapping the lake. This would cost around \$1,000. The last time this was done was in 2005.

Lowering the lake for the Town's work on the causeway was discussed. The town wants the water away from the road. The lake will then be lowered completely in order to take the weeds out while the Town is working on the causeway. Jay stated that the stumps in the coves would be taken out too.

Victoria Nicholson said that two state agencies suggested drawing down and lowering the lake for a longer period of time so the winters freeze could kill the weeds. Fish in the lake will seek deeper waters to survive.

Laura Jenner said that only the Board has the authority to lower the lake and Jay questioned whether there should be a vote to change that in the bylaws. Someone suggested that if the State gets too involved with changing the bylaws, the State might eventually make our lake a public lake. The Town has nothing to do with lowering the lake other than they need to do their roadwork.

Laura questioned if there was anything in writing as to the elevation of the new road from the Town and Jay said there was. Jay said they are going by State regulations, which say the road cannot be higher and that's between the Town and the State; we have nothing to do with that. Laura stated that at one time we met with town engineers regarding this but at that time there was never anything in writing. Laura also said that in the past our engineer, Pete Ascimovic, said higher elevations would affect the residents' homes, but Jay stated that we have all the information needed; the depth, and commitment from all involved, and work will start when the Town is ready

Carolyn Chalifoux was concerned about the effect on the fish with lowering the lake two years in a row, as the lake is scheduled to be lowered next year.

Laura also thought the Wetlands Commission might need to give approval for lowering the lake in an off-season. Mary Shea may have a contact name to speak with. Jay will get in touch with that commission and also make sure there is a silt fence in place.

Laura suggested we postpone entering a motion to lower the lake and Jay agreed. Teresa Resnick asked that the motion be made now, but Jay informed her that the Board makes those decisions.

Jay also talked about his conversations with the Moodus Reservoir Preservation Committee. They have a shallow lake, as we do, and they discussed treatments and other questions regarding their lake. We will work with them. They are now considering purchasing a weed harvester and possibly sharing the use and cost with us. Jay discussed the issues involved with any harvester that we may hire with regard to bringing in invasive weeds. Sharing a harvester with Moodus, we will be able to make sure that we clean the machine when we use it, and they will do the same. This decision will be made next year. The cost of the harvester is \$70,000

The Moodus lake has more acreage than Hidden Lake. They are approximately 9' deep and we are from 6' to approximately 11' in the middle.

DAM COMMITTEE: No report.

Jim Kearney needs information from the past dam committee head.

Phil Porriello also reported that the open valve inlet for the dam is three feet high and that the lake cannot be lowered below that.

Jay reported that he has spoken with a landscaper, Carmen Bailey, with regards to clearing the spillway, which is required by the State. His bid is \$600. Jay said it's a bad time of the year to try and get estimates from landscapers due to the very windy weather recently, everyone is busy.

Laura made a Motion to hire a landscaper to clear the spillway for an amount no more than \$600. Dale Fiore seconded the motion. Motion passed. So moved.

Jay passed around a copy of a waiver for review by the Board. The waiver was drawn up by an attorney concerning waiving liability for any resident who volunteers to work on the lake. There was discussion as to the weight of the waiver, some concerned that that would not be enough protection and would really not make us free from liability in case of injury. Jay says that the by laws already state residents are responsible for their property which abuts the lake. Jay says we are in a contract already as per our by laws and residents should be providing this service free of charge.

After much discussion Jay tabled this discussion to a future date.

Charlene Baulski questioned if the lake was tested this year, and it was reported that it had not been done. Jay was unaware of this.

G. BY-LAW COMMITTEE:

No report. Darlene Bailey was not present.

H. AUDIT COMMITTEE:

Sheri Berger reported that she is waiting for information from the Tax Collector.

I. WEB REPORT:

WEBSITE: Alan Stokke was not present.

FACEBOOK: No report.

J. SPECIAL PROJECTS:

John Baulski has provided Jay with information he had concerning drainage issues on East Shore Drive.

OLD BUSINESS:

Anthony Grandazzo will hold off discussion on his drainage issues until after the roadwork is done.

Teresa Resnick asked Jay to consider paving Fairview and Cross Roads, saying she needs an alternate way to enter and exit her property. Jay said there is no plan at this point to do that. Right now there is a plan to fix a big pothole in that area and to grade that area, but no plan to pave that area.

Teresa Resnick again brought up the subject of lowering her taxes on five lots that she owns that do not have buildings on them. Laura again suggested to Teresa Resnick that she approach the Town as a group with the other homeowners with this situation, to speak with the tax department about this issue. Jay again explained to Teresa that HLA taxes are based on Town taxes.

NEW BUSINESS:

Laura Jenner brought up the need for new Board Members. Jay nominated and made a motion to appoint Cindy Porriello as a Board Member and Dale Fiore seconded the motion. Motion passed. So moved.

Laura Jenner then nominated and made a motion to appoint Caroline Chalifoux as a Board Member and the motion was seconded. Motion passed. So moved.

These new Board members will be filling in until the May Annual Hidden Lake Meeting in May, when there will be a vote on these appointments.

Dale Fiore mentioned to Jay and all present that the bylaws require that committee heads should have reports ready for each of the monthly meetings, and if the committee head is not able to attend the meetings, the reports should be written or emailed to the Board.

Victoria Nicholson wanted to thank Jay Cassella for all the work he has done in and around the lake. Jay said he is enjoying doing this work for all.

Cindy asked about future scheduling of meetings at the Burr Hill Elementary School and Laura Jenner explained that the Board always provided a calendar of meeting dates and Cindy will provide this to the school.

AT 8:23 P.M. A MOTION TO ADJOURN WAS MADE AND SECONDED. THE REGULAR MONTHLY BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON SEPTEMBER 28TH, 2017 WAS ADJOURNED.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE HELD ON MONDAY, OCTOBER 30TH, 2017 AT 7:00 P.M. THE BURR HILL ELEMENTARY SCHOOL LIBRARY.

Respectfully submitted,
Carmela Della Mura
Recording Secretary