

Hidden Lake Association

Regular Meeting
October 24th 2011
Approved Minutes

Opening:

The Regular meeting of the Hidden Lake Association was called to order at 6:45 pm on Monday October 24th 2011 at the Burr School, Route 81, Higganum, CT by President Laura Jenner.

Present:

Laura Jenner, President
Catherine Serino, Vice President
Alan Stokke, Treasurer
Kim Wishart, Secretary
Mary Shea, 3-year Board Member (Term due to expire 5/14)
Celeste Benoit, 1-year Board Member (Term due to expire 5/12)
Wayne Keeler, Past President

Association Members Present: Teresa Resnick

Absent:

Scott Sherman, 2 year Board Member (Term due to expire 5/13)
Charlene Baulski, Tax Collector

A. Approval of Minutes

September's minutes were read and motion made to accept and approve as is.

B. Treasurer Report

Treasurer Report submitted:

We paid out \$233.71 more then we budgeted for. Our Insurance and Bonding (General Liability, Umbrella Policy and Board of Governor's Coverage) came due and we paid out 7,532.08 to Brown and Brown of CT, Inc.

September's Treasurer's Report was read and motion made to accept and approve as is.

C. Tax Collector Report

Tax Collector Absent/ No report given

D. Septic Report

Septic Report submitted.

Celeste has submitted reports to Chatham Health District and has made many calls requesting a call back and she has not received any call back.

Celeste continues to pursue documentation from Chatham Health District regarding Septic of Joe Waite.

E. Road Committee

Road Commissioner and/or committee still needed.

1. Mary handed out an Agreement for Legal Services from Attorney Michael Epright. We would be hiring him for legal services to do the Easement on the Cassella property in order to complete the Drainage Project on Shore Drive. Discussion regarding this agreement took place. It was decided that we ask him to limit his scope of work to the current project and ask for an estimate. If the cost of the project exceeds the estimate Attorney Epright is required to get preauthorization from the Board to move forward.

2. There is a dogwood tree on Association Property on Shore Dr that needs to be removed before the Shore Dr project can be completed. Philip and Cindy Porriello have requested that they be allowed to move the tree, in order to save it. They have been given permission to move the tree. As of this date they have not moved the tree. A certified letter will be sent informing them that the tree will be removed on a certain date and they have until that date to move the tree. If the tree is still on Association property on the date is to be taken down it will be removed.

3. Mary has gone to 3 different contractors in an attempt to get the Shore Drive Drainage Project completed. Ronald Hajeck, Gerry Witnik and Peter Santoro all gave estimates. Based on estimates, conversations with those contractors and recommendations from Attorney Epright and Engineer Smilas and Town Engineer Jacobsen. Based on the estimates and contractors input (how they will handle the project) Mary recommended we hire Peter Santoro. Motion was made and seconded to accept the bid from Peter Santoro. The motion was approved.

4. Teresa Resnick wanted to discuss the access to her property that she is wishing to sell. She is requesting easement through Lot #28 West Shore Drive for access to her 1.15 acre lot (#20). She attended the October meeting and in lieu of a letter being written to her the Board advised her that #1 we did not approve easement through HLA property (Lot #23). #2 Our road standards are the town standards. Per the HLA Bylaws no paper road will be maintained by the Association. #3 Our recommendation is that she pursue a driveway and an easement through her own property.

5. Snow removal: The Association received a bid from Peter Santoro for Season 2011-2011 for snow removal. We have not received any other bids from any other Snow removal business.

F. Lake Committee

Lake Commissioner not present.

We would like to extend the rules of the beach to the common areas of Hidden Lake (ie the Dam). Motion was made/seconded and approved.

G. Bylaw Committee

Bylaw Committee still needed.

H. Audit Committee

Need volunteers for Audit Committee

I. Web site Committee

No news for the web site.

J. Old Business

No old business

K. New Business

No new business

Meeting was adjourned at 9:00pm by Laura Jenner.

Minutes submitted by
Kim Wishart,
Recording Secretary