

HIDDEN LAKE ASSOCIATION

Regular Meeting
April 26, 2010
Approved Minutes

Opening:

The regular meeting of the Hidden Lake Association was called to order at 6:45 p.m. on Monday, April 26, 2010 at Burr Elementary School in Higganum, CT by President Laura Jenner.

Present:

Laura Jenner, President	John and Dorothy Church
Catherine Serino, Vice President	David Church
Alan Stokke, Treasurer	Dr. Sanford Harvey
Bill Carson, Board Member	
Celeste Benoit, 3-year Board Member	
Charlene Baulski, Recording Secretary	

A. Approval of Minutes

Motion made to accept the meeting minutes of March 1, 2010. Motion carried to accept the meeting minutes as presented.

B. Treasurer Report

Treasurer Report submitted: For the month ending February 28, 2010 fiscal year ending June 30, 2010.

Tax collection for the month of February \$160.00 (year to date \$46,349.46).
Interest collected for the month \$31.50 (year to date \$622.52).

Expenditures for the month of February: Cahill Septic Service \$750.00, Lance-Scaping (DAM-EOP brush removal) \$1,350.00 and Miscellaneous Expenses of \$10.38. Total expenditures for the month of February: \$2,110.38.

Treasurer Report submitted: For the month ending March 31, 2010 fiscal year ending June 30, 2010.

Tax collection for the month of March \$367.98 (year to date \$46,717.44). Interest collected for the month \$29.31 (year to date \$651.83).

Expenditures for the month of March include: Barton's Landscaping (plowing) \$2,625.00, Electricity \$85.35 and Miscellaneous Expenses of \$10.38. Total expenditures for the month of March: \$2,720.73.

Board approved the Treasurers Report.

Invoices presented for payment approval:

1. Barton Landscape Snow plow invoices dated 2/12 and 3/6; total amount \$3,875.00.

2. Hallisey, Pearson & Cassidy invoice for surveying services to support Karl Acimovic's engineers report for the dam DEP-EOP; total amount \$975.00.

Hold payment. Question as to whether HLA is to receive elevation and boundary survey reports. Laura to contact Lloyd for clarification on work contract.

3. Citizens Bank HLA Safe deposit lock box.

Hold payment; currently under Dudley Root's signature, needs to be changed. Bill will follow up with Citizens on what needs to be done to transfer or get new lock box.

4. Lycott balance due of \$169.00 (state permits).
5. Attorney fees; total \$609.58. Phone calls and letters relative to Shore Drive water issue. (Attorney rate is currently \$315.00 per hour).
6. Cahill invoice submitted for septic service.

Motion made to pay Barton, Lycott, Attorney and Cahill invoices. Hallisey, Pearson & Cassidy and Citizens Bank payments to be held. Motion carried and approved.

C. Tax Collector Report

Tax Collector Report submitted by Bill Carson. For the Tax Year 2009/2010 filed on August 31, 2009; total billed \$55,526.00. To date a total of \$49,753.64 has been collected; properties in arrears at \$9,306.04.

(11) Properties are delinquent on taxes. May 1, 2010 the Town of Haddam puts liens on delinquent tax payers; notices will be mailed to delinquent HLA tax payers containing the overdue tax amount, notice that lien has been placed with the Town of Haddam and HLA Attorney contacted to start foreclosure action. Of these properties (3) have been turned over to the Attorney: 1.) Howes property 93 Shore Drive, 2.) McAllister property 34 East Shore Drive, and 3.) Waz property 100 Shore Drive. Attorney fees will be applied to the delinquent tax payer.

Property at the end of First Avenue (21 First Avenue) is delinquent on payment of HLA road use agreement. A final notice will be sent certified mail. To be deferred to Attorney for appropriate course of action.

Database records received from Town of Haddam. HLA records are being updated with current property owner information to include current assessment.

Submitted: Legal agreement with past owner of 21 First Avenue and Notice of Judgement awarded to HLA dated 2/10/1998.

D. Septic Report

Fiscal 2009 Septic Service: Cahill invoice submitted to Treasurer. Three properties remain delinquent: 1.) Lyon property, 24 Third Avenue, 2.) Douglas Meyer, 17 First Avenue, and 3.) Phillip Porriello, 420 Hidden Lake Road. Notices will be sent to delinquent property owners to comply by 6/30/2010. Non-compliance after 7/1/2010 will result in fines to the property owner.

E. Road Committee

Celeste has reached out to the Town of Haddam to find out what constitutes a legal road; awaiting reply.

Motion made to have the annual road sweeping done by Nelson Dump Truck Service. Motion carried and approved.

Motion made to have the catch basins cleaned following the road sweeping. Motion carried and approved.

F. Lake Committee

Beach cleaning; continues to be done by volunteers.

G. Bylaw Committee

No report.

H. Audit Committee

Treasurer submitted last fiscal year books for review. The Tax Collector books have been reviewed. Written report is to be submitted upon completion.

I. Old Business

1. Shore Drive Drainage

Pending contractor quote from Gerry Wiknik.

J. New Business

1. Agenda for Annual Meeting

Agenda for the annual meeting was discussed. Bill Carson submitted Tax Collector report to the president to present at the annual meeting. Al Stokke will not be able to attend the meeting; the fiscal year 2010-2011 proposed budget will be mailed along with notice and agenda of annual meeting. An invitation will be extended to Lycott to give a presentation. Old Business items include: a.) Emergency Operations Plan, b.) Road drainage, and c.) beach cleanup. Other New Business items include: a.) increase liability insurance, b.) Fairview Road, and c.) unapproved road sweeping. Election of officers; Tax Collector, 1-year Board Member, 3-year Board Member, Road Committee, Lake Committee, and Bylaw Committee.

2. Proposed Budget 2010-2011

- Increase Road Drainage to \$15,000.
- Close out the Lake Quality Preservation Reserve of \$247.29 (from the sale of the old clubhouse) and add to the Lake Quality Preservation line item.
- Increase Weed Removal to \$5,000 and add 20% for a total of \$6,000.
- Benevolence; Fire Department and Ambulance service \$100 each.

- Cahill Septic Service increase; add \$1,500 to Lake Recommended Maintenance fund.
- Add separate line item for Emergency Operation Plan (EOP) special funds; total approved budget of \$5,000. Lance-Scaping invoice of \$1,350.00 for dam brush removal and Pearson's bill for survey work are expenditures of the EOP line item.
- Water testing; increase Lake Testing line item to \$1,200.

3. In Memory of

In the memory of Dudley Root who has been a member of HLA since 1936; and Mr. Tassmer who served on the board for many years as monitor for elections and other offices.

4. Resignation Announcement

Bill Carson submitted his resignation as Director and acting Tax Collector of HLA effective May 16, 2010.

K. Agenda for Next Meeting

Adjournment:

Meeting was adjourned at 9:00 p.m. by Laura Jenner. **The next general meeting will be held at 6:30 p.m. on Monday June 14, 2010** at Burr Elementary School in Higganum, CT.

Minutes submitted by: Charlene Baulski, Recording Secretary
 Approved: By board vote on June 2, 2010