

HIDDEN LAKE ASSOCIATION

Annual Meeting

May 18, 2014

APPROVED MINUTES

OPENING:

The Annual Board Meeting of the Hidden Lake Association was called to order by Laura Jenner, President, at 1:06 p.m. on Sunday, May 18, 2014 at the Haddam Town Hall Annex in Haddam, CT.

PRESENT:

Laura Jenner, President
Catherine Serino, Vice President
Alan Stokke, Treasurer
Charlene Baulski, Financial Secretary
Celeste Benoit, Septic Committee
Carmela Della Mura (Substituting Recording Secretary)
Lloyd Pearson, 1 year Board Member (Term expires 2016)
Mary Shea, 2 year Board Member (Term Expires 2015)

ABSENT:

Kim Wishart, Recording Secretary
Scott Sherman, 3 year Board Member (Term expires 2014)
Wayne Keeler, Past President

A. APPROVAL OF MINUTES

A Motion to Accept the Minutes of the Annual HLA Meeting of May 19, 2013 was made and seconded.

B. TAX COLLECTOR REPORT

Charlene Baulski explained that the mill rate will remain unchanged; 135 tax bills went out; 22 unpaid. 15 accounts turned over to legal action and one access fee going to small claims court. (See Tax Collector's Report Attached.)

C. TREASURER'S REPORT

Alan Stokke went through the Treasurer's Report and explained each item. (See Treasurer's Report Attached.) A Motion to Accept the Treasurer's Report was made and seconded.

D. SEPTIC REPORT

In 2013 to 2014, 30 septic pumps needed to be cleaned and 28 were pumped. Two letters went out to the two homeowners who have not complied. There will be 27 septic tanks in the 2014 to 2015 year to be pumped.

E. ROAD COMMITTEE

Mary Shea discussed drainage projects:

WEST SHORE PROJECT: On 71 West Shore Drive, the drainage pipe is corroding and the road is getting thinner. A topographical map was done, engineering plan done, and contractor has signed off. Mary Shea explained to the contractor that this project needs to be done in this fiscal year - before July 1st. This project needs to be completed, billed, paid and the check cashed by that date.

Hidden Lake Road wasn't paved this year. There is an issue with the Town wanting to raise the road and this situation is at a standstill with the Town right now. Patching will be done and the paving issue will be addressed next year.

F. LAKE COMMITTEE

Lake Commissioner Scott Sherman did not attend this meeting, and Laura Jenner reported that it's Spring testing time. Tests for phosphorous will be done. With the treatment that was done last year, the lily pads died, rotted and that produced phosphorous which made the lake turn green. HLA applying for permits for future treatment in case this occurs again in the Fall.

HLA is working with Lycott regarding the surface weed growth.

A member questioned the Board regarding a pipe on his property on Shore Drive. Tests will be done by John Baulski to see

what actually is coming out of that pipe. This pipe is disconnected, but it will be tested.

Another HLA member questioned if any sewage had ever been leaked to the lake. John Baulski stated that he has been testing the lake since 1990 and has never come across any sewage.

There was a discussion regarding the type of fertilizer that should be used when near a lake which should be phosphorous-free.

G. BYLAW COMMITTEE

No report. Bylaw Committee still needed.

H. AUDIT COMMITTEE

No report. Audit Committee still needed.

I. WEB REPORT

Facebook: Mary Shea asked if anyone had any pictures they'd like posted to the HLA Facebook page, to please send them to her at MShea47@gmail.com.

Website: Alan Stokke reported that he has updated the latest minutes on the HLA website, but the website is missing a few past months' minutes as he did not receive them. The financial information on this site is password protected, but any HLA member can request the password by following instructions on the website.

OLD BUSINESS:

The drainpipe issue on 12 Shore Drive discussed and tabled.

The East Shore drainage tabled.

NEW BUSINESS:

HLA members are reminded that any construction work done on their properties, docks, sheds, etc., needs approval of the Board and the Association needs to be notified so the proposed work can be reviewed. Also, Inland Wetlands of Haddam needs to be notified on some projects.

Alan Stokke presented the Proposed Budget, stating that the estimated target is \$49,000 and he discussed changes and transferring funds for the road drainage projects.

Alan reported \$12,000 from the general fund that will be needed for weed removal subject to the report from Lycott. He also discussed a transfer from the General Reserve in the amount of \$5,000 for the Board's use at its discretion for whatever was needed, and discussed monies transferred for drainage projects.

Administration supplies/expenses account increased from \$1,000 to \$5,000 to include stipends for Board members.

There will be funds needed for work on the dam in accordance with the dam report from Carl Ascimovic. There will be tree removal needed, and the clearing of brush.

A Motion to Accept the Proposed Budget was made and seconded.

Treasurer Alan Stokke also made a motion to increase the stipend for the Treasurer and Tax Collector in the amount of \$500 a year each, stating that both these positions require a lot of time and work. This motion was seconded. Motion passed.

There was a lengthy discussion regarding issues with various properties regarding blight. Suggestions were requested as to how to proceed with getting these property owners notified that cleanup has to be done. The Town Zoning Regulations regarding blight issues were discussed at length. The Town of Haddam has dealt in the past with this issue by coming in, cleaning the properties, and then billing the owner for the work.

The Board is considering working with the Town on this issue.

DAM ISSUE:

The State has changed the regulations of dams. Lloyd Pearson has attended a class relating to the changes and has reported that the HLA dam is classified as a Class B. Inspection will now be done every five years. Carl Asimovic will do the inspections. Lloyd stated

that emergency plans need to be drawn up. There is protocol that needs to be followed. HLA is in compliance right now, but needs to focus on the channel from the dam to the road. This needs to be cleared out. In order to follow the guidelines, funds may be needed to do this work as trees and bushes need to be removed and the channel increased to 25 feet wide.

ELECTION OF OFFICERS:

Laura Jenner, President
Catherine Serino, Vice President
Alan Stokke, Treasurer
Charlene Baulski, Financial Secretary
Lloyd Pearson, 3 year Board Member
Mary Shea, 2 year Board Member

Scott Sherman has volunteered to another term as a Board Member and will now be the 1 year Board Member.

Carmela Della Mura was nominated as Recording Secretary and the nomination was accepted and seconded.

Laura Jenner asked for volunteers to fill the office of President. No offers to replace her were made.

The next meeting will be held on Wednesday, June 25, 2014 at 6:30 p.m. at the home of Mary Shea.

There was discussion regarding posting the next monthly meeting time and place at the mailboxes to encourage HLA members to take part in the meetings. This will be done for the above meeting.

The Annual Meeting of the Hidden Lake Association of May 18, 2014 was adjourned at 2:26 p.m. by President Laura Jenner.

Respectfully submitted,
Carmela Della Mura
(Newly Nominated) Recording Secretary