

HIDDEN LAKE ASSOCIATION
Regular Monthly Meeting
SEPTEMBER 30, 2015
APPROVED MINUTES

OPENING:

President Laura Jenner called the regular monthly Board meeting of the Hidden Lake Association to order at 6:44 p.m. on Wednesday, September 30th, 2015 at Burr Elementary School in Higganum.

BOARD MEMBERS PRESENT:

Laura Jenner, President
Catherine Serino, Vice President
Charlene Baulski, Tax Collector
Scott Sherman (Term Expires 2017)
Mary Shea, Board Member (Term Expires 2016)
Carmela Della Mura, Recording Secretary

BOARD MEMBERS ABSENT:

Lloyd Pearson (Term Expires 2018)
Alan Stokke, Treasurer

A. APPROVAL OF MINUTES

The minutes of the June 24, 2015 meeting were reviewed, corrections made, and the June minutes were then approved and will be posted on the HLA website. Motion to Approve the Minutes was made and seconded.

B. TREASURER'S REPORT

Alan Stokke was absent at this meeting. A question was raised regarding the plowing charge for Pete Santoro. The Board will check with Alan and defer discussion until Alan is present at the meeting.

C. TAX COLLECTOR REPORT

Charlene Baulski reported that taxes in the amount of \$35,203.25 were collected and she will follow up with delinquent accounts. She will send a letter to Town Hall to find out what town taxes have been paid on the delinquent association accounts.

Charlene also reported that she is researching computer software for the HLA tax information.

D. SEPTIC REPORT

Celeste Benoit was absent. There was discussion regarding inspection of septic tanks and whether reports of results of the inspections should be mailed to the homeowner so they will know the condition of their septic tanks. Also there was discussion as to putting out to bid the septic tank work at the Lake.

E. ROAD COMMITTEE

No committee. Mary Shea reported the following:

Discussion was held regarding the Mazarella and Lazzeri Drainage Easements. The Association attorney will speak with both parties. The “hold harmless” agreement for both parties will be discussed basically for the construction period only. Insurance contracts are to be provided from the contractor before construction.

There was discussion regarding Pete Santoro’s bid for this project and it was reported that four contractors were asked to bid and two were received. Pete Santoro’s contract was reviewed as to specifics on work that is proposed. There was discussion regarding the estimates of the two bids received. The Association will further research other companies to bid. It was suggested that whatever contractor is chosen, that the contractor enter the property via Third Avenue to avoid the owner’s septic tank area. Mike Bennett and Jim Puska will check in on occasion to check the progress of this project.

Mary suggested hiring someone to maintain the drainage, the swales, etc. from debris and leaves and for mowing, raking leaves, etc. It is suggested to develop a maintenance plan based on yearly needs and ask for bids.

Trees: Mary contacted several tree companies, two of which were recommended by the Wetlands Commission. Work is to be done on East Shore Drive and West Shore Drive. More than 20 trees need to be removed. Estimates were discussed. Also discussion about wood chips being put on paper roads and/or near the dam.

There was a Motion made to move forward with the Tree Project estimate from R&T Tree Service. East Shore tree removal will cost \$3,500 and West Shore tree removal will cost \$1,500. The motion was seconded.

The Association will move to get more bids for the drainage project for comparison with the two bids received.

F. LAKE REPORT:

Scott Sherman reported that the Lake is very clean this year, great water quality. He also reported that Pectinatella Magnifica has appeared in the lake, which is a sign of a healthy lake. The phragmites have not come back this year.

DAM REPORT: Lloyd Pearson absent – no report.

G. BY-LAW COMMITTEE

No report. By-law Committee still needed.

H. AUDIT COMMITTEE

Sheri Berger was not present at this meeting. With regard to last month's report that there were "some" bank statements missing, it was reported that two statements were missing. While there are no discrepancies and everything balances out, there will be an effort to try and find the two missing statements.

I. WEB REPORT

WEBSITE: No report.

FACEBOOK: No report.

OLD BUSINESS:

(Section 19 – Blight, Town of Haddam) Blight letters were sent out. There was improvement on a Hidden Lake property that was cited; improvement on a White Birch property that was cited; a resident on West Shore has reported that his property will be cleared; but other properties are still pending cleanup.

A letter will be sent out to one homeowner to try and help find assistance with some repairs.

NEW BUSINESS:

A Shore Drive resident is reportedly using a ditch digger on HLA property, as well as his own property and is removing drainage work that was done by the Association's contractor. The HLA Board of Governors, the town officials, the engineer and finally the contractor put a lot of time and effort trying to resolve this resident's drainage problem. The new curb has now been dug up and removed.

The Association's attorney will be notified.

Also, there is work being done on a Ledge Road property - tree removal and other construction issues near the lake - and the contractor has not submitted his plans to the Association for review. Permits were not visible and this will be looked into.

A retaining wall on a residence on West Shore Drive is being redone.

AT 8:27 P.M. A MOTION TO ADJOURN WAS MADE AND SECONDED. THE REGULAR MONTHLY BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON SEPTEMBER 30TH, 2015 WAS ADJOURNED.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE HELD ON WEDNESDAY, OCTOBER 28th, 2015 AT 6:30 P.M. AT A LOCATION TO BE ANNOUNCED.

Respectfully submitted,

Carmela Della Mura
Recording Secretary