

Hidden Lake Association BOG Meeting Minutes

July 25, 2022

Board Members in Attendance

Jay Cassella Bob Kiehm Anthony Grandazzo Cindy Porriello Sheri Berger
Heather Edelson Jim Kearney Laurel Hoynoski Lloyd Pearson

Association Members in attendance

Frank Nunes Alan Howell Alan Stokke David Chalifoux Karin Bullock
Mary Arnold Jean Cassella

Meeting called to order at 6:41PM

Approval of Minutes

- **June Minutes** Discussion for editing content. **Motion to approve** by Bob Kiehm, seconded by Cindy Porriello. Approved with edits as discussed.

General Discussion

- **25 Shore Road:** Report, broken drainage pipe is above grade and needs to be addressed
Road Committee to investigate further
- **32 White Birch:** Report, has water running from road into the home.
Road Committee to investigate
- **Beach erosion:** Shore Drive beach and the filter fabric is showing
Lake Committee to investigate

Treasurers Report - Bob Kiehm

Please see attached reports

- **Motion to approve** by Anthony Grandazzo Motion seconded by Heather Edelson. Approved.

Tax Collectors Report - Sheri Berger

2021 Current Tax revenue:	\$ 60,602.65
Total Current taxes Collected to date	\$ 23,370.81
Back Taxes/Interest & fees collected	\$ 314.68
Total collected to date	\$ 23,685.49

July deposits \$ 23,685.49

Septic Report - Anthony Grandazzo

- **Pumping** commenced July 1st

Road Report - John Hoynoski

- **New Road committee chair** has been appointed. Welcome John Hoynoski
- **Ledge road drainage** issue is in the planning stage

Lake Report- David Chalifoux

- **Weed control** and water testing, both very good
- **E Shore beach** erosion resolved

Ledge road drainage issue is in the planning stage

Aquatic Wildlife Management Committee – Keha Esposito

- **No report**

Beautification and events Committee – Sandy Kiehm

Please see attached report

- **Tag sale** Saturday June 30th
- **Welcome baskets** delivered to one new neighbor on Third Ave.
- **“Wine on the water”** Social event is tentatively scheduled for September 10th
- **Property Cleanup** and improvements around the lake have been noticed

By-Law committee - Bob Kiehm

- **Committee meetings** to be held twice a month on Thursdays for August.
- **Position vacancy** filled. Welcome Alan Howell

Audit committee - Alan Howell

- **Proposed** “Audit Development Plan” to be reviewed

Website/Facebook update - Jay Cassella

- **Updated and current.** Mary shea will manage website updates

Old Business - Jay Cassella

- **None**

New Business - Jay Cassella

- **Lake water quality testing** shows we have overall very good water quality in the lake. One area of the lake (West Cove) yielded slightly elevated samples.
- **Water re-testing** suggested. **Motion to approve** \$49.00 testing fee by Heather Edelson and seconded by Jim Kearney. Motion passed
- **Weed evaluation** option for additional weed content to maintain healthy water quality and recreational conditions.
- **Dam inspection completed** Full report is post on the Lake Committee page of the website. Over growth of trees and roots around the causeway must be removed before they compromise the dam’s structural integrity. An engineer is required to be on-site to supervise tree and root removal to ensure structural integrity is maintained. Recommendation to pump out the water in the valve control chamber once a year.
- **Vacation rentals** short term rentals (STR’s) was discussed, additional legal counsel is needed to see if it aligns with the lake association by-laws. **Motion to consult** legal counsel by Cindy Porriello and seconded by Heather Edelson. Motion Passed

General Discussion

- **Vacation rentals** discussion continued with arguments and outburst from the members. No resolution to the issues. A forced adjournment was necessary.

Meeting adjournment

- **Motion to adjourn** by Laurel Hoynoski and seconded by Heather Edelson. Motion passed. Meeting Adjourned 8:37pm.