

HIDDEN LAKE ASSOCIATION
Regular Monthly Meeting
July 31st, 2017
APPROVED MINUTES

OPENING:

President Jay Cassella called the regular monthly Board meeting of the Hidden Lake Association to order at 7:02 p.m. on Monday, July 31st, 2017 at 420 Hidden Lake Road, the Porriello residence.

BOARD MEMBERS PRESENT:

Jay Cassella, President
Laura Jenner, Past President
Dale Fiore, Vice President
Alan Stokke, Treasurer
Charlene Baulski, Tax Collector
Scott Sherman, Board Member (Term Expires 2020)
Sheri Berger, Board Member (Term Expires 2019)
Carmela Della Mura, Recording Secretary

ASSOCIATION MEMBERS PRESENT:

Eleanor Porriello	Anthony Grandazzo
Cynthia Porriello	Eleanor Morrison
Daniel Salafia	Kathy Minkler
Bobby Abate	Marc Gionfriddo
Jim Kearney	Dean Fredericks
James Nicholson	Barry Hoberman
Victoria Nicholson	Lori -Ann Hoberman
Jean Cassella	Philip Porriello
Clinton Shrader	Hollie Rose

A. APPROVAL OF MINUTES:

The minutes of the June 28th, 2017 monthly meeting were reviewed, and were approved and will be posted on the HLA website. Motion to Approve the Minutes was made by Dale Fiore and seconded by Al Stokke. So moved.

B. TREASURER'S REPORT:

Alan Stokke explained the current month's expenditures and also provided the Board with a list of the General Reserve amounts for the last ten years. A Motion was made to accept the Treasurers' Report by Carmela Della Mura and seconded by Jay Cassella.

Past president Laura Jenner reminded the Board that the drainage cleaning is paid per culvert and that amount varies as new culverts are added, and that the Board should keep money available for this service, as the amount changes. Laura stated that a company from Rhode Island is the only company

that does culvert cleaning and it's done on Father's Day each year. The company needs to be notified next spring as to how many culverts need to be cleaned.

C. TAX COLLECTOR REPORT:

Charlene Baulski reported that she is still waiting for the Town Hall extracts in order to send out Association tax bills. Jay said he will contact Town Hall regarding this and Charlene will drop off the information that Jay needs. A Motion was made to accept the Tax Collectors Information by Jay Cassella and seconded by Dale Fiore.

D. SEPTIC REPORT:

Celeste Benoit was not present, and has resigned as committee after 15 years of service. Jay Cassella thanked Celeste and said that her handling of this job was the best by far, and even the best ever. Jay reported that Celeste told him that as of this meeting, 15 tanks were done and the reports were all up to date. Jay will look over the reports.

Laura Jenner explained to the residents present that our Association taxes pay for the septic cleaning and she went through the procedure of how the tanks are cleaned, reporting that the Cahill Company looks over the septic tanks and reports conditions to the committee head if there is a problem. Laura also explained that if a resident decides to have the tank pumped on their own, that resident is responsible for paying for that service. She also explained that when residents do not comply with the cleaning when notified, non-compliance would result in a \$25 per day fine.

Jay asked for volunteers for this committee, and Anthony Grandazzo stepped up and will now head the septic tank cleaning committee. There was a Motion to accept Anthony Grandazzo as septic tank committee made by Charlene Baulski and seconded by Dale Fiore.

E. ROAD COMMITTEE:

No committee. There were no volunteers to take over the Road Committee.

Dale Fiore and Jay Cassella reported that they had walked all the roads in the Association and marked the most severe potholes. Jay briefly explained the procedure regarding chip sealing, etc. and will bring further information to the Board. Dale and Jay also got estimates from two companies to repair the roads. They reported that there are 15 places that need to be worked on. One company, New England Contractors, gave a very low estimate. The other company, Laydon Contractors, so far the preferred company, gave a higher estimate, but it looks like they would do a more complete repair; i.e., saw cut, excavate, remove old fill and fill with a sub base and bituminous material. Jay

will get a detailed work order from New England Contractors, the lower bid, to compare with Laydon Contractor's work order.

One of the areas that needs repair is a strip of road across West Shore Drive, recently torn up to install a new septic system for a resident. That resident will be responsible to bring that road back to the original condition, at a cost of approximately \$400. Jay will contact the resident.

Also, there is a big pothole on Cove Road that needs to be addressed.

Jay talked about chip sealing and he said the contractors suggested that chip sealing was not needed. The contractors said the cracks were more important, but Jay and Dale thought the potholes should be done first.

Al Stokke is going to look up to see when the last chip sealing project was done and let Jay know.

Jay will look into estimates from other companies to compare work orders and prices, and then move forward with repairs. Dale said we should move forward with pothole repairs this year. Everyone agreed.

F. LAKE REPORT:

LAKE REPORT: Scott and Jay discussed the treatment of the lake. Jay prefers not using chemicals to treat but the submersible weeds are very bad. Laura explained that the company, Solitude, had their biologist look at our complaints and he suggested a big treatment. As a result, the bottom rotted out, there was a big algae bloom and the water turned brown. The submersibles were never a problem; we just treated the lily pads.

This year we paid Solitude for permits. Jay met with the biologist and the biologist suggested a treatment be done by Friday, June 28th, but no one seemed to be able to decide about treatment and the date passed. The biologist said that the lake definitely has to be treated in the spring, as it will not get better without treatment.

We did not commit this year for treatment, because we would not get the full benefit of the treatment as too much time has passed.

There was a question whether this weed removal can be done mechanically. We do have a weed cutter, but in the past the attorney for the Association did not recommend using this because of liability issues. It's very hazardous work. The attorney recommended hiring a company to do it. The stumps are a problem when doing this work mechanically. Dale will look into this to see if our insurance would allow the use of the machine. Marc Gionfriddo suggested possibly a waiver can be drawn up and signed by the resident if they want to use it.

Victoria Nicholson reported that if the weeds are weed whacked, the DEEP states that the weeds become muck so they have to be removed.

Scott Sherman stated that the biologist in the past did a visual survey and gave his recommendations..

Scott reported that the phragmites are gone, so the treatment did work well and if there were any regrowth, they would be treated again.

Scott also reported that the lily pads bloom in late summer, and a certain percentage is treated in early June or July.

Anthony Grandazzo stated that there then are two parts to this project – liability and disposing, and Anthony thought that we should be able to use the weed cutter.

Marc Gionfriddo stated that lowering the lake doesn't help with deciding which weeds need treatment. All agreed.

Hollie Rose suggested using the equipment while the lake is lowered, maybe just around the beaches. Jay stated that this needs to be done by hand, by volunteers. Hollie asked if the Association ever looked into getting an estimate for harvesting. Scott stated that landscapers would be interested in buying the muck.

Jay wondered if Solitude offered that service. Al Stokke said that this was done at one time at a cost of \$10,000, and they didn't take the muck

Scott said it would be a huge undertaking. Jay said it's better to do treat the whole 15 acres of lake, saying it would be a benefit to everyone, suggesting taking care of the waterfront perimeter first.

Bobby Abate said we should do it, as we do have enough money in the Association bank account.

Jay said he would look into harvesting in August or September as to get away from chemicals, even though the chemicals are said to be non-toxic. Scott offered to look into mechanical harvesting estimates. Al Stokke said mechanicals coming in would be very expensive and also the machines may bring in weeds from previous jobs they've done.

Jay also talked about a suction vacuum that would take the muck off the bottom of the lake. Stumps wouldn't be a problem using that, at least using it on the perimeters.

Mark Gionfriddo said that we are losing the lake a little at a time, year after year. It's getting very shallow in some places and may become a wetland rather than a lake. Bobby Abate said that we need to take care of this before the lake becomes a pond.

Anthony Grandazzo thinks that his project is too big for the Association to handle and we do need a company to do it. We should use the Association money to maintain the health of the lake. Anthony thought maybe the residents could vote on this issue, and Jay stated that the Board represents the residents and after discussion with all, a decision will be made.

Alan Stokke said we need a specific survey as to where weeds are and how to treat them. Alan stated that Solitude should have come to a meeting to explain treatments, but never did. Al thought that we should have a formal survey done, costing \$500, to get a plan in place, and further to talk with the biologist and present the plan at the annual meeting each year. Dale Fiore suggested that the survey be done, and treatments start as soon as possible in the spring.

A special meeting can be called when a plan is finally decided and money needs to be allocated.

Al Stokke made a Motion to hire Solitude to do a survey in September and have them look at the submersibles, the lily pads, then present a multi-year plan to treat the weeds. Scott Sherman seconded this motion.

Charlene Baulski suggested that the lake committee needed volunteers to help with the health of the lake.

Scott and Jay discussed using Jay's "stump pulling barge" to help get the depth back.

Jay stated that he hopes to have the information regarding obtaining a survey for the August meeting.

Anthony Grandazzo asked all the residents present to volunteer and said ALL residents need to get involved.

Jay stated that the two major things concerning us are the lake and the roads. Laurie-Ann Hoberman, Anthony Mendazzo and Jim Nicholson all are ready to help. Jim Nicholson already has done a lot of work at the West Shore Beach and the West Shore area.

Hollie Rose thought the Board is reluctant to make a decision on these issues because of the amount of money involved. Jay said that most of the money would be spent on the lake and on the roads.

DAM REPORT: Lloyd Pearson has resigned. Jay asked for volunteers. Scott said he would get needed information from Lloyd. Al reminded the Board that the Emergency Operation Plan needs to be updated.

Jim Kearney has stepped up to be our Dam Committee.

G. BY-LAW COMMITTEE:

No report. By-law Committee still needed. Jay explained the duties of this position and Alan also suggested this committee could give recommendations for any changes it sees fit.

No volunteers.

H. AUDIT COMMITTEE:

Sheri Berger reported that she is waiting for information from the Tax Collector.

I. WEB REPORT:

WEBSITE: Alan Stokke reported that the website is up to date.

FACEBOOK: No report.

J. SPECIAL PROJECTS:

Jay discussed the Grandazzo property. The Board had hired an engineer to check the whole area after the pavement of the roads. It showed that the East Shore area of the lake was not all hydraulically connected. There is no benefit to directing water to the lake, as there is silt, leaves, and collapsing pipes. The most recent road improvements were in 1998 or 2000 and the work hindered the sheet flow so the water is now going in the wrong direction and trapping water in some areas. Dale Fiore made a Motion to Review the site with the contractor and Anthony Grandazzo, the homeowner of 10 East Shore Drive. Dale will entertain estimates during the road repairs contracting for repairs to this area and bring the information to the Board for a vote. Al Stokke seconded the motion.

Al and Scott discussed the water problem in this area, which affects the whole street. Cindy Porriello wondered if first the drains were cleaned to see if that would make water flow better. Scott explained that the grade is too flat on that side of the street and that is the problem.

Charlene will provide Jay information that John Baulski has on this problem.

Jay recommended residents put sticks on their property line for the benefit of the snow plowing.

OLD BUSINESS:

The abandoned boats problem was discussed and it was decided to use numbered stickers to identify the boat owners. A Motion to Purchase the stickers was made by Dale Fiore and seconded by Scott Sherman. This would apply to all boats on the lake, not just the beaches.

Al Stokke reported that Carl Asimovic suggested not raising the height of the causeway and Al forwarded the engineer's letter to the Haddam First Selectwoman, but Al has not received an answer regarding this. Al would also like to ask when this work would be done, and also Jay wants the Town to know there are benchmarks and that we are watching how high the causeway will be raised.

It was reported that the East Shore mailboxes have been done and Jay is looking into new mailboxes.

NEW BUSINESS:

Clinton Shrader of Beach Road reported that he had taken down a dead tree on his property and Jay reported he would pick up the wood from the tree.

A resident asked where the next meeting would be and Jay will let everyone know. Cindy Porriello said that the room at Burr Hill Elementary School we now hold the meetings in is too small and that the school has offered their library for our meetings. Also Cindy suggested the Town Community Center and also Brainard Library for the meetings.

AT 8:54 P.M. A MOTION TO ADJOURN WAS MADE AND SECONDED. THE REGULAR MONTHLY BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON JULY 31st, 2017 WAS ADJOURNED.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE HELD ON MONDAY, AUGUST 28TH, 2017 AT 7:00 P.M. AT A VENUE TO BE ANNOUNCED.

Respectfully submitted,
Carmela Della Mura
Recording Secretary