

HIDDEN LAKE ASSOCIATION
Regular Monthly Meeting
January 27th, 2016
APPROVED MINUTES

OPENING:

Vice President Catherine Serino called the regular monthly Board meeting of the Hidden Lake Association to order at 7:03 p.m. on Wednesday, January 27th, 2016 at Burr Elementary School in Higganum.

BOARD MEMBERS PRESENT:

Catherine Serino, Vice President
Alan Stokke, Treasurer
Charlene Baulski, Tax Collector
Mary Shea, Board Member (Term Expires 2016)
Lloyd Pearson (Term Expires 2018)
Carmela Della Mura, Recording Secretary

BOARD MEMBERS ABSENT:

Laura Jenner, President
Scott Sherman, Board Member (Term Expires 2017)

ASSOCIATION MEMBERS PRESENT:

Celeste Benoit
Stephen Zehalla

A. APPROVAL OF MINUTES

The minutes of the November 18th, 2015 meeting were reviewed, corrections made, and the November minutes were then approved and will be posted on the HLA website. Motion to Approve the Minutes was made by Lloyd Pearson and seconded by Charlene Baulski.

B. TREASURER'S REPORT

As there was no meeting in January, Alan Stokke discussed November's expenses including \$500 to Pete Santoro for road maintenance work, \$2,207.25 to Attorney Michael W. Epright, and \$3,500 for tree removal.

A Motion was made to accept the Treasurer's Report for November and the motion was seconded. So moved.

Alan then discussed December's expenses including one septic cleaning. A Motion was made to accept the Treasurer's Report for December and the Motion was seconded. Motion passed.

C. TAX COLLECTOR REPORT

There was a discussion regarding a home on First Avenue. Charlene Baulski reported she had been notified for a payoff amount of \$1,624.00 in past due fees. On 5/22/2015, on behalf of HLA, a Notice of Lien was recorded with the Town of Haddam for the delinquent access fees due.

A fee of \$200 for use of Association roads is required which is used for repair of roads, lighting, plowing and maintenance of roads. The new owners were offered and declined to pay for use of the lake, and this is stated in an agreement that was signed.

17 White Birch was sold, closing on February 1st.

A Motion was made to accept the Tax Collector’s Report by Mary Shea and seconded by Lloyd Pearson. Motion passed.

D. SEPTIC REPORT

Celeste Benoit reported that there are 4 septic tanks to be cleaned and 26 have already been done.

In April the final notice will go out, and all septic tanks must be cleaned by July 1st.

E. ROAD COMMITTEE

No committee.

F. LAKE REPORT:

LAKE REPORT; Scott Sherman not present.

DAM REPORT: Lloyd Pearson said that there was nothing new to report regarding the dam.

G. BY-LAW COMMITTEE

No report. By-law Committee still needed.

H. AUDIT COMMITTEE

Alan Stokke reported that Shari Berger has all statements now.

I. WEB REPORT

WEBSITE: No report.

FACEBOOK: No report.

J. SPECIAL PROJECTS:

The East Shore drainage project’s cost was \$17,395.76. Pete Santoro will come back in the spring to grade the area at which time he will be paid the remaining \$2,000. It was reported that the project took seven weeks, with a lot of crews in, and a lot of construction done.

It was reported that there is a new area adjacent to the drainage area that may be a problem and Mike Bennett will check it out. It was reported that the drainage area was flowing like a brook, but concrete around the headwall may be needed in the spring. It was a successful job and pretty impressive with all the work that was done.

The existing trench was not touched on Delores Mazzarelli's property.

There was a motion to pay Pete Santoro for his services. The motion was granted and seconded and motion passed unanimously.

OLD BUSINESS:

The tree at the dam on HLA property has come down, as has the trees on HLA property on West Shore Drive, and the wood was taken away. 17 White Birch has been cleaned up; and a home on Shore Drive has done some cleaning up.

Permits were pulled on 5 Ledge Road regarding septic problems.

NEW BUSINESS:

The property on 21 First Avenue again was discussed. The original owner did not want to have lake rights. Association's rules on road rights and lake rights were discussed and it was stated that residents that are not in the Association cannot use the lake.

AT 8:07 P.M. A MOTION TO ADJOURN WAS MADE AND SECONDED. THE REGULAR MONTHLY BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON JANUARY 27TH, 2016 WAS ADJOURNED.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE HELD ON WEDNESDAY, FEBRUARY 24TH, 2016 AT 7:00 P.M. AT BURR ELEMENTARY SCHOOL.

Respectfully submitted,

Carmela Della Mura
Recording Secretary