

HIDDEN LAKE ASSOCIATION

Regular Monthly Meeting

September 30, 2019

Approved Minutes

OPENING:

President Jay Cassella called the regular monthly Board meeting of the Hidden Lake Association to order at 6:36 pm on Monday, September 30, 2019 at the Haddam Town Hall Annex in Haddam, CT.

BOARD MEMBERS PRESENT:

Jay Cassella, President
Dale Fiore, Vice President
Lori-Ann Hoberman, Recording Secretary
Sheri Berger, Financial Secretary
Cindy Porriello, Board Member
Alan Stokke, Treasurer

BOARD MEMBERS ABSENT:

Lloyd Pearson, Past President
Victoria Nicholson, Board Member
Carolyn Chalifoux, Board Member

ASSOCIATION MEMBERS PRESENT:

Barry Hoberman
Anthony Grandazzo
Bob Kiehm
Sandy Kiehm
Cassandra Koerner
Brian Polak
B.J. Chotiner
Heather Edelson

APPROVAL OF THE MINUTES:

Approval of the August 26, 2019 minutes were reviewed. The minutes were approved and will be posted on the HLA Website. A motion to approve the minutes was made by Board Member, Cindy Porriello and seconded by Financial Secretary, Sheri Berger.

TREASURERS REPORT:

* PLEASE SEE TREASURERS REPORT ATTACHED

A motion was made to accept the Treasurers report by Vice President, Dale Fiore and seconded by Recording Secretary, Lori-Ann Hoberman.

Jay Cassella requested that Treasurer, Alan Stokke look into if the Association is a C4 to see if we need to pay capital gains tax on the money made from the sale of the Second Avenue property. Treasurer, Alan Stokke will be going to the bank to authorize President Jay Cassella allowing him to have a debit card that President, Jay Cassella will have access to.

TAX COLLECTOR REPORT:

Financial Secretary, Sheri Berger reports that the Tax Collector has collected to date \$45,885.85. Sheri Berger also mentioned that Wells Fargo has assumed to work Lake Association Taxes into their Mortgage payments.

SEPTIC REPORT:

Anthony Grandazzo is looking into all of the pump out reports as well as to wether the locations of all septics are indicated.

ROAD COMMITTEE:

President, Jay Cassella states that Sonitrol is coming this week to clean the catch basins. The gentleman that we contracted to do the landscaping work did a very nice job. However, he insists on being paid through pay pal and President Jay Cassella had no choice but to pay the bill with his own credit card. That invoice was presented to Treasurer, Alan Stokke at this meeting and he wrote a check out to President, Jay Cassella immediately. It was agreed that unfortunately we will not be able to use this contractor moving forward unless a new payment method can be established.

SPECIAL PROJECTS:

Vice President, Dale Fiore requests that we consider putting together a "Sunshine Committee" to welcome all new homeowners. Sandy Kiehm, Beautification Committee Chairperson agrees and will be adding this to her plate. Thank you Sandy!

OLD BUSINESS:

The sale of Second Avenue went through and the homeowners are very pleased. President, Jay Cassella has quoted various 14x20 storage buildings without windows and the best price that has been found is \$7495 plus tax. The prep work for the location of this building on the cleared West Shore property has already been done including the stonework that the building would rest upon. The storage building will be carefree. President, Jay Cassella asked for a motion to purchase this storage building not to exceed \$8000, all money coming from the property maintenance budget. Recording Secretary, Lori-Ann Hoberman made such motion and board member, Cindy Porriello seconded. The building will be purchased and installed this Fall.

The valve repairs for the Dam are going to cost \$2610 to stop the (2) leaks. This is time sensitive and therefore must be acted upon quickly. Recording Secretary, Lori-Ann Hoberman made a motion to accept the estimate so that the repairs can be taken care of as soon as possible and Vice President, Dale Fiore seconded.

LAKE REPORT:

Board member and lake committee chairperson, Victoria Nicholson called the Pond Connection about the spraying of the Fragmities. This is a vote that the board can and will handle via emails once Victoria has all the specifics back from the Pond Connection.

BEAUTIFICATION COMMITTEE:

The "Wine on the Water" event on 9/19/19 with the help of several Board members surpassed last year's event raising a total of \$1,255! Entry donations were \$610 which represents 43 attendees and the gift baskets auctioned off at \$645 including the cork enhanced wall mirror that was generously made by Vice President, Dale Fiore and donated by Dale & Rose Fiore. The total gross from the wine event was \$1,255. The total cost of the event was \$277 for the wine & paper goods. Bringing the total net to \$978. It should also be noted that Sandy & Bob Kiehm personally donated the cost of the tent for the night's event.

The Hidden Lake Beautification Committee shows a total of proceeds to date in 2019 as follows:

Tag Sale \$508

Donation \$100 (Carmella's Donation)

WOW \$978

For a grand total to date of \$1,586 net as of 9/30/19

Vice President, Dale Fiore notes that we as a board promised to match the proceeds by 20% so a check will be made out to the HLBC for \$317.20.

The next projects will include painting the cement flower boxes and filling them with annuals and finishing the Fall decor. The committee will then look to spring flowering shrubs at the entrance of and near the beaches. Along with possible new signage at lake entrance. The lake committee welcomes any suggestions that residents may have to enhance our community.

BY-LAW REPORT: No Report

AUDIT COMMITTEE:

Board Member and Audit committee member, Cindy Porriello and audit committee members Vice President, Dale Fiore and association member, Jean Cassella of the Audit committee have completed looking over all of the reports. Finding no errors or Omissions. Everything looks in fine order. The books will now be given back to Treasurer Alan Stokke.

NEW BUSINESS:

In light of the issue that occurred with the landscape contractor wanting his money & the Treasurer being away for an extended vacation period. It is recommended by President Jay Cassella that whenever the Treasurer is expecting to be away, for the good of the association a few checks be pre-signed and left with the Financial Secretary, Sheri Berger, and vice versa when the President of the Association goes away for an extended period of time this same courtesy is extended. This allows for the association to be prepared in case of any and all emergency situations. A discussion of this newly suggested protocol took place.

The two sides of this discussion were: A) it has never been done like this before & B) now that we are in compliance with the by-laws regarding a two person signature for the association checkbook we no longer need be concerned about, what if? This topic is tabled for further discussion next month.

At 8:09 pm a motion to adjourn was made and seconded. The regular monthly board meeting of the Hidden Lake Association was held on September 30th 2019 was adjourned.

The next regular monthly board meeting of the Hidden Lake Association will be held on October 28th, at 6:30 pm At the Haddam Town Hall Annex in Haddam, CT.

Respectfully Submitted
Lori-Ann Hoberman
Recording Secretary