

Hidden Lake Association
Regular Monthly Meeting
October 29, 2018
Approved Minutes

Opening: President Jay Cassella called the regular monthly board meeting of the Hidden Lake Association to order at 6:36 p.m. on Monday, October 29th, 2018 at the Haddam Town Hall Annex in Haddam, CT.

BOARD MEMBERS PRESENT:

Jay Cassella
Dale Fiore
Victoria Nicholson
Cindy Porriello
Alan Stokke
Sheri Berger
Lori-Ann Hoberman

BOARD MEMBERS ABSENT:

Laura Jenner
Carolyn Chalifoux

ASSOCIATION MEMBERS PRESENT:

Celeste Benoit	Barry Hoberman
Frank Termini, Jr.	James Nicholson
Susan Termini	Phil Porriello
Eleanor Porriello	Ted Endriss
Heather Edelson	Noreen Endriss
Barry Hoberman	Brian Polek

A. OPENING STATEMENT:

President Jay Cassella reads to the Board Members & The Association Members an opening statement that he prepared to read on this date.

As the president of the Hidden Lake Association it is my responsibility to maintain the decorum during these B.O.G meetings.

Lately, these meetings have lacked just that. My original attempt to have a more casual atmosphere to these meetings is being over-run by bickering between the seemingly divided B.O.G.

This in turn creates animosity within the association members who are trying to show concern for our Lake Association. I have been told by some Association Members who have taken the time to be involved that they are not interested in listening to (9) board members who are supposed to have the same goal. And, therefore they do not want to come to these meetings.

Interaction between the BOG and the Association is the key ingredient to managing this community.

Assuring that all concerns are heard and that the board is assembled each month with proper direction from the association members. In the interest of steering this board to success. I am forced to manage these meetings in a more formal fashion.

Beginning with this meeting I will be giving both the Board & association members the opportunity to speak when recognized by me or the Vice President by way of hand raising. Once recognized, you will be given the floor. Your time will be limited so please be prepared with a statement or questions before a show of hand. So' let's proceed with this with a positive attitude & a mindset that is open to others.

A. APPROVAL OF MINUTES:

Approval of the September 24, 2018 Minutes were reviewed. The Minutes were approved and will be posted on the HLA website. A motion to approve the minutes was made by Victoria Nicholson and seconded by Dale Fiore.

B. TREASURER REPORT:

Alan Stokke handed out both, August & September reports to be viewed. Alan stated that he has made a few changes in the report format. Alan has color coded the current month & the year to date columns, with blue for current month & green for year to date. Alan has also added a line titled "total expenditures". Under "Budget Total": which show the total amount of expenses from the budget line items and the reserve expenditures. The check register now is subtotaled by category.

Alan's report for August is as follows:

For the month ending August 31, 2018, reserve expenditures include \$356.25 from Weed Removal. Reserve to reimburse Jay Cassella for equipment for stump pulling, \$1450 from Road Drainage. Reserve for part of the total due for drainage work at Ledge Road and West Shore Drive by Infantino's Property Services.

Major budget expenditures for the month included \$8900 for road drainage work including drainage pipe jetting by Sanitrol Septic Services (\$1600) and work by Infantino's Property Services on West Shore & Ledge (\$8750) (includes \$1450 from reserves). Cahill Septic Service was paid \$2475 for Septic Pumping.

Alan's report for September is as follows:

For the month ending September 30, 2018, reserve expenditures include \$2311.00 from the General Reserve for Property Maintenance including \$1500.00 for tree removal at West Shore Drive by A&L Tree Service, and \$811.00 for Mailbox shingles and lumber to Kurt Carlson. \$550.00 from the Road Drainage Reserve (which is now depleted) and \$4530.55 from the General Reserve (\$5080.55) total as follows: Infantino's Property Services for additional work on West Shore catch basin \$800.00, for removing and replacing the drainage pipe at West Shore and Hilltop \$1200.00 and paving West Shore & Ledge \$2400.00; to Haynes for the delivery of rip rap \$680.55.

Major budget expenditures for the month include \$8559.40 for General Liability & Excess Liability Insurance, and Director's and Officer's Liability Insurance to Brown & Brown of CT, and \$2475 for septic pumping by Cahill Septic Service.

Alan's report for October is as follows:

Expenditures so far for this month include \$52,500 to Comer Contracting for chip sealing, and \$2200 to Infantino's Property Service for spreading of rip rap.

A motion to Accept the Treasurers Report for both August & September was made by Dale Fiore and Seconded by Lori-Ann Hoberman.

C. TAX COLLECTOR REPORT:

Sheri Berger reports that to date \$58,237.73 has been collected in taxes. (14) properties were originally sent to the attorney for collection. (3) are paid in full (2) partial payments and currently there are only (6) properties that remain delinquent other than the (3) vacant.

Sheri states that the software is excellent, and the attorney has done an outstanding job. The attorney has collected for our Association so far \$10,209.00.

A motion to accept the Tax Collector's Report was made by Lori-Ann Hoberman and seconded by Victoria Nicholson.

D. SEPTIC REPORT:

Anthony Grandazzo is absent. He sent a report to Jay. There is only (1) Septic left to be done this year and Anthony will be checking with Mr. Cahill to be sure that it is done this year before the ground freezes.

E. ROAD COMMITTEE:

Phil Porriello read the report as follows:

We would like to thank the board members that came out on a raining Saturday morning to attend our on-site meeting for the Road Committee. It helps that the board can see the progress and hard work that the committee is doing for the better of our Association and the hours that we dedicate and volunteer for Hidden Lake Association.

The chip sealing from Comer was completed, the weather just always seems to be at issue, some areas could not be chip sealed because of water on the road surfaces due to heavy rains. As a result those areas will be completed in the Spring.

With approval of Fairview as an Association road we have recommended the following be completed in a timely fashion so that it can be safe and plowed for the Winter.

Proposed work to Fairview:

We have Association Volunteers who have pledged to do the following: (at no cost to the HLA) Clear all trees that lean over the road, clear back brush on both sides to make room for plowed snow. Clean out leaves and debris from drainage areas on both sides of the road.

We recommend that a simple drainage improvement be implemented to tie in all the work that was done on West Shore and Ledge.

We will get a few quotes on adding approximately 40 feet of 15" plastic pipe from the South side of Brian Sullivan's driveway to the existing catch basin underground that leads to and connects the West Shore drainage. Join the new 15" pipe with the existing 12" pipe that passes under Brian Sullivan's driveway with a concrete box with a steel grate on top for cleaning.

Grade process material over buried pipe to the utility pole from the storm drain to the driveway. Dig a pocket on the North side of Brian Sullivan's driveway in front of the pipe opening a few feet deep and line rip rap to catch leaves and debris as not to enter the pipe and clog it. This would require constant cleaning due to the amount of uphill material traveling in the water. Place and grade 3/4" process material south of the storm drain to smooth out the road surface. Examine removing some of the protruding rock if above grade.

West Shore Drive pipes crossing over to West Shore Beach:

Dig as deep as possible 2-3 feet in front to the twin pipes that pass under the road and line with rip rap.

Jay Cassella asked if any of this needed to be done prior to Winter. Phil Porriello said that volunteers will do some clean-up to the roads.

Quotes are being sought. Alan Stokke states that for Fairview Road, any money allocated was for roads but not for Fairview Road as that is not an approved Association Road.

That decision needs to be made at the Annual Meeting.

Alan Stokke states that we will need to allocate money needed for next year to be approved at the Annual Meeting. Discussion incurred regarding various work that will be done by volunteers. Alan Stokke states that there is still money available for road repairs if the roads being repaired are actual roads. Approximately, 14,000 to 15,000 still remains for the road repairs. There is work that still needs to be looked at over on East Shore Road as well.

An Association Member, Frank Termini questions the road in front of his property. There is water pooling in front of his property as well. The Road Committee will work with Frank Termini to look into this. Jay Cassella said that the roads are all set enough to be plowed.

Dale Fiore would like to suggest to the road committee to investigate the paper road term and how we can work together on the ongoing problems, standards etc... so that the Community can continue to grow. Further Discussion ensued regarding paper roads and the Annual Meeting being the place to discuss further.

F. LAKE COMMITTEE:

Jim Kearney opened the valve on the 15th. Alan Stokke had contacted Jay that the Lake did not seem to be going down. Jay Cassella went to look at the Dam and closed it and re-opened it and now it seems that the Lake is going down well. Alan Stokke thought that we might open it a little more & Jay Cassella agreed to open it a little more. Jay wants to investigate the piece of wood at the Dam & should it continue to weep? Laura Jenner had sent an email asking if the State was notified about the Lake being opened. Cindy Porriello did make the phone call and left a message. She has not heard anything back, so it appears that her call sufficed. Last Year when Cindy contacted the State, she was told that it was not necessary to call if we lowered the lake the same as usual.

Alan Stokke brought up that we need to be sure that there needs to be an emergency evacuation plan for the Dam. So that when there is flood warnings etc... we need to check in so often.

Jay will be sure that the contact names & phone numbers are updated & submitted correctly. G.

BEAUTIFICATION COMMITTEE:

Sandra Kiehm is absent. Dale Fiore received an email from Sandy about the mailboxes and the items that have been placed upon all the mail box huts. All this expense has been covered by the "Tag Sale & The Wine on the Water" event that the Beautification Committee sponsored.

Seasonal decorations will be changed accordingly.

H. BY-LAW COMMITTEE:

Bob Kiehm is absent. No Report.

F. AUDIT COMMITTEE:

Dale Fiore stated that Alan Stokke did the bank statements and that Dale, Cindy Porriello & Jean Cassella looked over everything and it all looks good & in order. The Tax Audit report will be completed and presented at the Annual Meeting. There was some question still as to the \$75 for the safety deposit box at the bank. What is in the safety deposit box? Who has the Key? This was decided to become a question to go under special projects.

J. WEB REPORT:

The Web is current. For all members who are not familiar:
The username is: lakemember (one word, lower case) & the password is higganum.

K. SPECIAL PROJECTS:

The Safety Deposit Box. Uncovering the mystery of what is in the safety deposit box.

L. OLD BUSINESS:

Last Month there was a request for a piece of property by B.J. Chotiner & Celeste Benoit to the left of their home which is Second Avenue. According to Bob Kiehm there is nothing that stands in the way of the Association selling this property. It does not land lock anyone. The land is 30'x 213". Jay asked for a motion to discuss this. Victoria Nicholson motioned & Lori-Ann Hoberman seconded. Celeste Benoit & B.J. Chotiner explained the property area. The property owners (The Endriss') on the other side of this land that Celeste & B.J. wish to purchase do not have any interest in the land and therefore have no objection. Alan Stokke wants to know how the value would be determined. How to come up with the average value of a 10th of an acre of property. Discussion ensued. It was decided that a likewise property would need to be assessed. Victoria Nicholson will look into this as she has real estate background.

If a number is agreed upon by everyone on the board then the agreed upon figure would be then presented to the Association for vote in May 2019 at the Annual Meeting.

Jay Cassella stated that the next Old Business to tend to, was the need for street signs, non forceable, reflective signs. The average price for a sign and a post is \$75.00. Jay Cassella asks the board to consider areas that we believe need street signs. The Street sign issue will be resolved via email amongst the board no later than two weeks from today.

Alan Stokke brought forward that he did not see a motion to accept Fairview Road as a Road in the minutes. A very long discussion took place surrounding the replay of the August meeting that Alan was not present for. At the close of this discussion it was decided that the motion cannot be found but was rather assumed by those B.O.G members present. In that case, it is decided that at the Annual meeting Fairview Road will be represented as a road that is 90% up to standard and it will be proposed that a motion is made to finish the work on Fairview. For now, Fairview Road is going to be plowed and made passable for the safety of our Association Members.

M. NEW BUSINESS:

Dale spoke about Sandy Kiehm of our Beautification Committee passing on a Community Service. Sandy recommended that Jay & Dale attend a seminar at the Middlesex Community Foundation. The meeting was a Free Personalized service in how to address & conduct meetings in a professional manner. They offer personalized service to address community needs. Dale mentioned many things that they learned and will consider for the future welfare of our Association. Many suggestions were given to us as an Association. Some examples of the suggestions were that we can seek advice from an attorney partnership pro-bono which is good to know, perhaps term limits, a nominating committee, guidelines for B.O.G. if you miss meetings you must resign, code of conduct at meetings, and others. This was a positive experience for Jay Cassella & Dale Fiore to attend on the Associations behalf.

Alan Stokke passed out some papers that he would like the B.O.G to look at. Amendments that he would like to propose for future changes in our bylaws. Much discussion occurred surrounding Alan Stokke's proposals. The Bylaw committee will review his suggestions. Future discussion will occur following the Bylaw committee's findings. There will likely be further amendments to bylaws proposed at the Annual Meeting.

At 8:35 p.m. a motion to adjourn was made and seconded. The Regular monthly board meeting of the Hidden Lake Association was held on October 29th, 2018 was adjourned.

The next regular meeting of the Hidden Lake Association will be held on November 26 th. at 6:30 p.m. at the Haddam Town Hall Annex in Haddam, CT.

Respectfully Submitted,
Lori-Ann Hoberman
Recording Secretary