

## **Hidden Lake Association**

Regular Meeting  
July 26, 2010  
Approved Minutes

### **Opening:**

The Regular meeting of the Hidden Lake Association was called to order at 7:30 pm on Monday July 26 2010 at the home of Celeste Benoit 98 East Shore Drive, Higganum,CT by President Laura Jenner.

### **Present:**

Laura Jenner, President  
Catherine Serino, Vice President  
Alan Stokke, Treasurer  
Kim Wishart, Secretary  
Charlene Baulski, Tax Collector  
Mary Shea, 1-year Board Member  
Celeste Benoit, 2-year Board Member  
Scott Sherman, 3-year Board Member

Warren Minkler  
John and Dorothy Church  
John Baulski  
Alice Heckster  
Eleanor Morrison

### **Old Business:**

Laura has requested that the board email her any questions they have for the insurance agent regarding update of insurance policy, increasing coverage for residence and insuring that appropriate steps are taken regarding Lake Signage.

### **A. Approval of Minutes**

Motion made to accept the meeting minutes of June 14, 2010. Motion carried to accept the meeting minutes as presented.

### **B. Treasurer Report**

Treasurer Report submitted: For the month ending June 30, 2010.

There was an error in the General Reserve it should include \$1300 from Road Drainage not used last year. Correction will be made to General Reserve Fund by Al.

Expenditures for the month of June included stipend checks, administrative and postage for Septic \$30.59, R Bruce briggs Vacuum Service (cleaning culverts) \$ 1300.00, (for details see monthly budget report). Total expenditures for the month of June 2010: \$4,242.40.

Treasurers report submitted and reviewed, changes need to be made. Will be reviewed at next meeting.

### **C. Tax Collector Report**

\$19,718.50 in taxes has been collected. Charlene has received calls from two attorneys regarding foreclosures. Motion was made and carried to accept the tax collectors report.

#### **D. Septic Report**

Per AI check was sent July 26, 2010 to Cahill Septic Service for cleaning services . Celeste reported that she received a letter from Douglas Meyer 17 First Ave, he submitted a letter requesting that his fine be removed as he is in the process of installing a new septic system in August 2010. The Board agreed to remove the fine. David Chalifoux also sent a letter requesting reimbursement for a septic cleaning. He had a new septic system installed in 2008 and is not due for a cleaning until 2010. The Board did not agree to reimburse Mr Chalifoux.

#### **E. Road Committee**

Road Commissioner and/or committee still needed.

1. Catch basins were vacuumed on June 20, 2010.
2. Laura met with the town and we will be allocated some equipment from the town for the drainage projects. If we need to upsize pipe we may need to go to the Wetlands Committee. We need to a send letter to property owners regarding easements/rock swale. The section of Hidden Lake Road (next to South Cove) needs to be paved. It is still unclear how high the road needs to be, should there be a dip, a drain installed during paving.
3. Snow plowing- Our roads are not up to town standards. The town will not plow our roads due to liability to equipment, etc.
4. Fairview Road Project: John Church submitted survey which he reported he paid \$400.00 for. Recommendation by Cathy Serino is to get advice from an attorney. Extensive discussion regarding what legal issues may arise, what insurance issues may arise, do we need an independent contractor/engineer and if we need a contract in order to proceed with the chip sealing on Fairview Road. Mary Shea and Laura Jenner volunteered to join Catherine Serino as a committee to move forward with the Fairview Road project. Motion was made to gather information to see what the road needs, and what the cost would be for chip sealing of Fairview Road. To be noted: The Board of Governors represents the members of the association; we are responsible for the association. It is important that this project be addressed correctly to prevent future drainage issues and ensure the job is done correctly, within the boundaries and newly defined specifications of road standards.
5. Snowplowing Project. We need to edit our snowplow contract and put it out to bid for the upcoming 2010-2011 Winter season.
6. East Shore Drive, tree down in lake at East Shore Beach. Celeste was not able to determine if the tree is on private property or Association property.

#### **F. Lake Committee**

Lake Commissioner and/or Lake Committee still needed.

1. This is a year when we lower the lake. Motion was made and carried to lower the lake on Oct 30, 2010. Discussion took place regarding training some board members on how to open the dam should the need arise.
2. Laura will call Lycott in order to discuss the continued vegetation despite the “treatment” this year.
3. John Baulski asked the Board for recommendation regarding testing of the lake water. Board agreed that one more test should be done.
4. Mary volunteered to take down the sign on Shore Drive Beach and “revamp” it. Mary provided the noodles for the cables across the beaches. Mary also agreed to investigate replacing old/worn cables.

#### **G. Bylaw Committee**

Bylaw Committee still needed.

#### **H. Audit Committee**

Need volunteers for Audit Committee

#### **I. Web site Committee**

1. Mary has been reviewing the Website and wondered if we should remove the old contract example from the website. Discussion, and motion made and passed to remove the old contract example from the website. Approved Minutes should go on the website “as-is” not altered.

2. The notion of the “shout-out” was again discussed and will be in the newsletter.

Complaint made again regarding dogs at 2 Shore Drive. Laura to issue letter to renters of 2 Shore Drive and cc'd to owner.

The next meeting will be held at 7:00pm on Monday August 30, 2010 at Burr School.

Meeting adjourned at 9:30pm by Laura Jenner.

Minutes submitted by  
Kim Wishart,  
Recording Secretary