

HIDDEN LAKE ASSOCIATION
Regular Monthly Meeting
JULY 30, 2014
APPROVED MINUTES

OPENING:

The regular monthly Board meeting of the Hidden Lake Association was called to order by Vice President Catherine Serino at 6:39 p.m. on Wednesday, July 30, 2014 at the home of Lake Member Mary Shea.

BOARD MEMBERS PRESENT:

Catherine Serino, Vice President
Alan Stokke, Treasurer
Mary Shea, Board Member (Term Expires 2015)
Lloyd Pearson (Term Expires 2016)
Carmela Della Mura, Recording Secretary

ASSOCIATION MEMBERS PRESENT:

Celeste Benoit, Septic Committee
Stephen Zehalla
Jay Casella
Cynthia Porriello
Jay Porriello

BOARD MEMBERS ABSENT:

Laura Jenner, President
Wayne Keeler, Past President
Charlene Baulski, Financial Secretary
Scott Sherman (Term Expires 2017)

ASSOCIATION MEMBERS ABSENT

Sheri Berger, Audit Committee

A. APPROVAL OF MINUTES

The minutes of the June meeting were reviewed and corrections made and the June minutes were approved and posted on the HLA website.

B. TREASURER'S REPORT

Alan Stokke, being away the previous months, went through the April, May and June budgets and explained disbursements. He stated that any money left over in our budget gets deposited into the General Reserve. A motion to accept the treasurer's reports was made by Lloyd Pearson and seconded by Mary Shea.

C. TAX COLLECTOR REPORT

Charlene Baulski was absent at this meeting. She did report to Mary Shea that all the tax bills went out and reported that there is a lien on the Dortche property which is in foreclosure.

D. SEPTIC REPORT

Celeste Benoit reported that all properties on the past list of septic cleanings have been done. As of July 17th, there have been 10 septic cleanings done out of 25 to be cleaned on the new list.

E. ROAD COMMITTEE

No committee. Mary Shea reported the following:

Mary reported that she has spoken with Pete Santoro regarding the list of unfinished projects. Pete will be paving on West Shore Drive starting on the 4th of August. The Shore Drive berm project was to go forward and a letter to adjacent neighbors about moving motor vehicles was sent out so the work could be done.

Mary reported that according to Town Hall, the Stakeys are in compliance with Town laws regarding unregistered vehicles.

Mary also reported that she called three landscaping companies regarding the Shore Drive mail station overgrowth. One company did call her back and proposed that they spray the area, come back and clip and clear. They have not provided a price for that work. Phil Goff will handle the tree issues and the adjacent homeowner stated that there would be no problem with anyone being on their property during this cleanup.

Doc's lawn and yard have been cleaned, everything has been removed from the yard and trees were taken down.

Vice President Cathy Serino thanked Mary Shea for all the time she puts in and for all the work that she does for the Association. Everyone thanked Mary.

F. LAKE REPORT:

Scott Sherman was not at this meeting. He did previously discuss with Mary Shea the possible regrading of the beaches and the vegetation on East Shore and West Shore beaches. They talked about possibly having Lycott come in to get rid of the vegetation before regrading. Alan suggested they survey before addressing vegetation issue and Alan will email Scott regarding having Lycott survey the beaches before regrading.

It was reported that the lake is clearing up and looks better.

A Motion was made by Mary Shea – if it is warranted – to have Lycott survey the lake and beaches before the end of summer. Motion passed.

DAM REPORT: Lloyd Pearson will meet on August 12th with an engineer for inspection of the dam. Lloyd reported that the growth in the channel has to be cleared out before the 12th and asked about how to proceed with this. After discussion, Mary said that she will call the landscaper and ask that he meet with Lloyd sometime before the 12th to accomplish this.

A motion was made to #1, hire a landscaping company to clear out the spillway, and #2, spray around the Shore Drive mail station, which total fee for *both* projects not to exceed a total cap of \$2,000. This motion was made by Mary Shea and seconded by Lloyd Pearson. Lloyd stated that he will go over the emergency management plan on the 12th with the engineer.

It was noted that the lake will be lowered this year.

G. BY-LAW COMMITTEE

No report. By-law Committee still needed.

H. AUDIT COMMITTEE

Sheri Berger was not at this meeting. The Association will ask her to work with the Financial Secretary and the Treasurer regarding audits.

I. WEB REPORT

WEBSITE: There was some discussion regarding the posting of unapproved minutes on the website and it was decided that only approved minutes will be posted. This will delay somewhat the posting of the minutes, but it was agreed that approved minutes only should be on the website.

Jay Cassella questioned his inability to access any of the minutes of 2014 on the website, and Alan Stokke will look into the website to see if there's any issue with accessing them.

OLD BUSINESS:

Mary Shea read a Small Claims Complaint received against the Association, claiming breach of contract and personal property damage filed by the Cassellas. An answer to the lawsuit is to be filed before August 12th. The suit asks for \$5,000 in damages. Vice President Cathy Serino suggested, in respect to all parties involved, that we submit this lawsuit to the Association attorney. Mary Shea made a motion to speak with the Association's attorney regarding this lawsuit and Lloyd Pearson seconded it. Alan Stokke suggested

this issue be discussed in Executive Session because of the litigation and all agreed.

Jay Cassella submitted a "Timeline" report in an Address to the HLA Board of Governors dated June 12th, 2014, and requested via email that it be read at this meeting. Now, because of the pending litigation, the timeline was unable to be read.

Jay discussed a letter sent by the Association asking for a release on work to be done to the 20 x 30 piece of property that the Association previously had a contractor work on which included further seeding and spreading of hay. Jay refuses to sign this release, as he feels it is too vague and may put him in a position of liability if water damage is done to adjoining properties because of work done by the contractor hired by the Association. Mary asked if the suggestions she discussed with Pete Santoro and Jay were included in this release, would Jay sign the release. Jay discussed his concerns further and says he would sign the release only after work was done to his satisfaction. Jay discussed the washed-away area and discussed a swale. He asked the Board to look at the string lines and Mary stated she had done that. Jay said there was no tamping in the area worked on by the contractor hired by the Association and no rolling, and that area, as a result, has sunken down. Jay provided photos of this area. He is claiming that all root exposure was done after the pipe was installed.

NEW BUSINESS:

Phil Porriello then discussed the berm project near his property on Shore Drive. A survey map was provided with the original swale plan. There was a discussion of the 6" swale plan that was originally proposed, but because ledge was hit as they dug down, the alternative berm suggestion was made. Phil stated that the berm is not the way to solve the problem they are having there. A lake member stated that the engineer is the one who suggested the berm and the Association was just following what it was told by the engineer.

Discussion between Jay, Phil and Mary followed. Cathy stated that there are no promises made here, but the Association will go back and review this project. Phil suggested hammering down the ledge to complete the project as originally proposed. Phil also mentioned adjacent Association property that could be cleaned out to make the water flow better.

Mary said she will talk with Pete Santoro and Jay suggested that the Association go back to the engineer, and maybe the Town engineer, and rethink the solution to this problem. There was no objection to the originally-proposed work on the survey map that was shown at the meeting, but an objection to the berm being the solution to the problems on Shore Drive.

Also, Association Member Teresa Resnick stopped by the meeting and handed the Board members a letter proposing combining lots she owns and

provided a map of the proposed changes she is requesting. The Board will have to look into this request as to legal issues and if Association By-Laws allow this. The letter and attached proposed map of changes was copied and distributed to all Board members for their review.

Motion to Adjourn the Meeting made by Lloyd Pearson and seconded by Mary Shea.

A MOTION TO ADJOURN WAS MADE AND SECONDED. THE REGULAR MONTHLY BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON JULY 30, 2014 WAS ADJOURNED AT 7:59 P.M.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE HELD ON WEDNESDAY, AUGUST 27, 2014 AT 6:30 P.M. AT BURR ELEMENTARY SCHOOL.

Respectfully submitted,

Carmela Della Mura
Recording Secretary