

Hidden Lake Association

Regular Meeting
September 26th 2011
Approved Minutes

Opening:

The Regular meeting of the Hidden Lake Association was called to order at 6:47 pm on Monday September 26th 2011 at the Burr School, Rt 81, Higganum, CT. by President Laura Jenner.

Present:

Laura Jenner, President
Catherine Serino, Vice President
Alan Stokke, Treasurer
Kim Wishart, Secretary
Mary Shea, 3-year Board Member (Term due to expire 5/14)
Celeste Benoit, 1-year Board Member (Term due to expire 5/12)

Association Members Present: Alice Heckster, Eleanor Morrison

Absent:

Scott Sherman , 2 year Board Member (Term due to expire 5/13)
Charlene Baulski, Tax Collector
Wayne Keeler, Past President

A. Approval of Minutes

July's minutes were read and motion made to accept and approve as is.
There was no August meeting due to Hurricane Irene.
Need to re send June's meeting minutes. (approved)

B. Treasurer Report

Treasurer Report submitted:
July's Treasurer's Report was read and motion made to accept and approve as is.
August Treasurer's Report was read and motion made to accept and approve as is.

C. Tax Collector Report

Tax Collector Absent/ No report given
Continued discussion regarding collection of taxes >
Mary has had discussion with 3 lawyers > summary of collection of taxes > foreclosures are very contentious, liens are easy to do and can be renewed. (Liens are recommended/foreclosures are not)

D. Septic Report

Celeste discussed a reported conversation she had with Cahill Septic. Per Cahill he believes that when he receives the Annual list of the properties from Hidden Lake Association that need to be pumped, that it allows him to go onto Association Members properties without the member calling for a pump out. Celeste reported that she assured him that we cannot approve him going onto Member's property without the Member calling for a pump out. Celeste will compose a letter to Cahill which she will share with the Board prior to sending it.

Celeste continues to pursue documentation from Chatham Health District regarding Septic of Joe Waite.

E. Road Committee

Road Commissioner and/or committee still needed.

1. Snow removal: No issues this month. We will be looking to take bids for 2011-2012 season.

2. Shore Dr Drainage Plan: Mary and George Smilas went to Geoffrey Jacobsen (Town Engineer). See email regarding this.....

Mary will call Jay Cassella in the hopes of moving forward on the Shore Dr drainage project...Once she talks to Jay Mary needs to call Mike Bennett and get an easement map (which the Association has already paid for)...If there is a mortgage or home equity loan Mary needs to contact either or/both and follow their procedures for easements. Easement documents need to be drawn up and once she has bids she can work on getting a contractor. Mary currently has 4 names.

East Shore Drainage project> Mary will investigate what more needs to be done on this project when she is talking to the contractors to try and get all the work done at the same time. Mary will also include the "catch basin area at the bottom of White Birch Trail and Shore Drive.

Cindy Porriello has been verbally notified twice that a tree which is on Association Property (but the Porriello's have voiced an interest in saving) will be removed before or during the drainage construction.

3. The HLA Board received a letter and photographs from N. Eric Hansen stating that he was traveling on Association Roads while looking at a "Lake House for Sale". Per his letter his car hit the "catch basin" at the intersection of White Birch Trail and Shore Dr. He submitted a quote from Coyne's Auto Body for the repairs to the damage quoted at \$2,287.51. Laura will contact our insurance company, if our insurance doesn't cover it we will contact Atty Boccolate and ask for his advice regarding this issue.

F. Lake Committee

Lake Commissioner not present.

Alice Heckster came to the meeting to make sure that the Board was aware of new growth of weeds at the South End of East Shore Dr/Hidden Lake Rd area of the lake.

G. Bylaw Committee

Bylaw Committee still needed.

H. Audit Committee

Need volunteers for Audit Committee

I. Web site Committee

Mary shared some interesting old photos she received from Warren Minkler which she will scan into email to Al. He will put up on the web site after he receives them.

J. Old Business

There is a car and a trailer on Association Property across the road from # 78 West Shore Dr that are illegally parked. Laura will compose a letter to the residents of #78 Shore Dr to inform them that they need to remove the car and the trailer or it will be removed at their expense.

K. New Business

Teresa Resnick 166 West Shore Dr, came to the meeting but could not stay for discussion. She is requesting easement through Lot #28 West Shore Drive for access to her 1.15 acre lot (#20). An easement across Association Property is not feasible and is not in the best interest of Lake quality and we wish to preserve "Green Space". Teresa's second suggestion was to bring White Oak Road up to standard for access. It is our recommendation that she provide access across lot #19. Mary will compose a letter to Teresa to inform her of the above decision.

Mary has interviewed 3 different Attorneys.

This is the email that Mary shared with the Board Members.

Spoke with Michael Epright today. He is in Haddam.

Hourly fee is \$350, but he would consider \$175 for most HLA purposes, especially writing letters. He is willing to come to a meeting and speak with us about what he can do and his recommendations. He is open to being general counsel and would refer us to the best resources if need be. He does not believe that he or any lawyer is good at everything.

1. Right of way for the Shore Drive drainage project.

Attorney Epright says right of way, land use and development, sewers, and projects are his bread and butter. He is well acquainted with the local committees and the DEP.

2. Liens

Attorney Epright will write letters and also set liens, but he will not handle foreclosures. These are best handled by a collection agency or firms that specialize in foreclosures. Foreclosures are labor intensive, expensive, and require specific steps that must be done correctly, especially in this economic climate. There can be a foreclosure by sale or auction, but a committee or the court must approve, a green card must be sent, and a notice of foreclosure. It is very involved and any misstep opens you to legal issues. He said that ninety percent of liens get paid and do not go to foreclosure. His recommendation is to do the liens and see what shakes out. No one wants to lose their land or home for a relatively small amount of money. Then look at the cost effectiveness of any foreclosures and group them if there are several and pass them off to a specialty firm like Bendette and McHugh that he would recommend.

3. Claim

We did not get to talk about this issue. (see email)... Motion was made to hire Atty Michael Epright for the easement for the Shore Drive drainage project.

Meeting was adjourned at 9:00pm by Laura Jenner.

Minutes submitted by
Kim Wishart,
Recording Secretary