

HIDDEN LAKE ASSOCIATION
Regular Meeting
November 28, 2011

Present:

Laura Jenner, President
Catherine Serino, Vice President
Alan Stokke, Treasurer
Mary Shea, Board Member
Celeste Benoit, Board Member
Charlene Boulski, Tax Collector
Scott Sherman, Board Member

Excused Absence:

Kim Wishart, Secretary

The November 28, 2012, meeting of the Hidden Lake Association was called to order by Laura Jenner, President, at 6:36 pm.

Approval of Minutes

The following corrections are to be made to the October 24, 2011, minutes:
Under B. Treasurer's Report—beginning of paragraph, 1st sentence the word then should read than; #2, last sentence, last sentence should read, "...on the date it is to be taken down..."; #4, 1st sentence, correct spelling of the word "wanted"; and, 5th sentence, the word maintaine should read "maintained"

A motion was made Wayne Keeler and seconded by Scott Sherman to accept the minutes as corrected. The motion passed unanimously.

Tax Collector's Report

Charlene Boulski advised the Board that she will email her report to them.

Mary Shea presented her discussions with attorney regarding property liens. Presently the Tax Collector files liens with the Town of Haddam. The Treasurer, Charlene Boulski, will present a history of delinquent accounts to the Board for review. The Board will, after reviewing each case, decide which property will require action and what action, if any, the Attorney will be instructed to take. The Attorney will only take whatever action he/she is instructed to take.

Treasurer's Report

Treasurer Alan Stokke presented the report for the period ending October 31, 2012.

Revenue:

\$ 3,106.67 Tax Collection
10.45 Interest/Misc

Budget Expenditures:

A correction in this listing is to be made. The \$2,000.00 listed under Lake Testing & Dam Maintenance is to be moved to Transfer of Reserves, (General Reserves), and Reserve Expenditures, General Reserves.

Bills paid recently:

Bills paid were reviewed as listed on the Treasurer's Report. Those discussed were:

Engineer paid \$1,812.76.

Easement Map 400.00 (was noted as being paid May 2011)

A motion was made by Wayne Keeler and seconded by Mary Shea to accept the Treasurer's Report as corrected. The motion passed unanimously.

Septic Report

Celeste Benoit reported Cahill has not forwarded a copy of his final bill to the Board. Properties have been pumped but not billed. A discussion ensued as to whether the Board should go out to bid for septic pumping. The Board suggested Cahill be advised that in the future he not unilaterally make decisions as to which system(s) he will pump. Once the Board sends a letter listing properties to be pumped, he is to contact the property owner and get permission to go onto the properties.

Areas of agreement: 1. Inquire cost per pumping; 2. Write up an agreement; 3. Request copy of Cahill's insurance; and, 4. Have homeowners mark where septic system is located.

Road Committee

Mary Shea reported Contractor Peter Santoro is scheduled to start November 29th or November 30th. Easement is to be negotiated with the Casella's. Once an agreement is reached the document will be registered with the town, (map), and the mortgage company and CL&P will be contacted.

The dogwood tree on Association Property at Shore Drive will be removed. The project time depends on what the contractor finds.

A discussion ensued regarding the snow removal contract. A motion was made by Alan Stokke and seconded by Wayne Keeler to accept the bid presented by Peter Santoro. The motion passed unanimously. The Board is proceeding with the contract presented by Peter Santoro. It was suggested the decision to plow should be "if the Town plows the Association should plow."

Lake and Dam Committer

The Board Members discussed the problem with people dumping debris into the lake and onto the dam area.

The lowering of the lake was discussed. The by-laws require every other year but the Association could request permission from the DEEP to lower the lake on an off year.

Web Site Committee

On the web site the passwords and Board minutes will be updated. We are waiting for pictures to add to this site.

By Law Committee

No report.

Audit Committee

Elaine and Wayne Keeler have agreed to audit the Board's books.

OLD BUSINESS

No old business.

NEW BUSINESS

An easement on Association land for a prospective buyer of a property that is for sale on White Birch was discussed by the Board. A sump pump line to a catch basin was the reason for the request. It was decided this is a property owner's issue and not the Board's. The Board does not want to set a precedent by granting easements. The Association will advise the requesting attorney of that the Board declined to grant the easement for the sump pump to the catch basin. No action will be taken.

Meeting was adjourned by Laura Jenner, President, at 7:50 pm.

Respectfully submitted,

Catherine J. Serino, Vice President
Hidden Lake Association

