

## **HIDDEN LAKE ASSOCIATION**

Regular Meeting  
September 28, 2009  
Approved Minutes

**Present:** Laura Jenner, President  
Catherine Serino, Vice President  
Wayne Keeler, Past President  
Alan Stokke, Treasurer  
William Carson, Board Member  
Celeste Benoit, 3-year Board Member  
Charlene Baulski, Recording Secretary  
Warren Minkler  
Lloyd Pearson  
John and Dorothy Church  
David Church  
Ellie Morrison  
Eleanor Porriello

### **Opening:**

The regular meeting of the Hidden Lake Association was called to order at 7:05 p.m. on September 28, 2009 at Burr Elementary School in Higganum, CT by President Laura Jenner.

Motion made and approved to suspend regular business meeting and allow Lloyd Pearson to speak in regard to the proposals for work to be done for Emergency Operations Plan (EOP) and survey work.

### **A. Emergency Operations Plan (EOP) and survey work proposals**

Lloyd Pearson presented (2) written proposals: 1.) Engineer Karl Acimovic's written Proposal for Emergency Operations Plan for Hidden Lake Dam and 2.) Lloyd Pearson's written Proposal for field survey work.

Consulting Engineer Karl Acimovic's proposed services includes the preparation of an EOP intended to satisfy DEP requirements as noted in the October 10, 2008 letter to the HLA: "*Prepare and submit to CT DEP and Emergency Operations Plan for this dam in accordance with the department's EOP guidelines.*" The proposed services will include meeting with the HLA or those interested in the preparation or potential implementation of the plan. The scope does *not* include field survey work necessary. The cost of the services noted shall not exceed \$2,000. Should assistance be required beyond the scope of services noted, additional work would be billed at the same hourly rates. In the event that unforeseen circumstances warrant work beyond the scope and fees noted, HLA would be informed prior to any such work being completed. Fee schedule: Engineer/Surveyor \$85 per hour, Technical Assistance \$50 per hour and Survey Crew (2-man) \$95 per hour.

Lloyd Pearson presented his proposal for field survey work necessary surrounding the dam area. The cost of his services noted is \$950. This does *not* include the clearing of vegetation and/or debris required to commence the field survey(s).

*Discussion:* Additional expenditures anticipated for clearing of vegetation and/or debris to commence the field survey work required. Another consideration brought to the table is additional dam maintenance (required by the state) that needs to be done (e.g., valve painting, concrete work) that could all be addressed at the same time. It was decided by the board to schedule and hold a Special Meeting to appropriate funds for the entire project estimated at \$5,000.

*Action items:*

- Consult with our Engineer Karl Acimovic to find out what needs to be done relative to the dam maintenance and get an estimated cost (not to exceed \$).
- HLA *Special Meeting* to be held, date to be determined by Town Hall availability.
- Send notice to HLA members (post card mailing).

**B. Approval of Minutes**

Board approved the meeting minutes of August 31, 2009 as submitted.

**C. Treasurer Report**

Treasurer Reports submitted: Fiscal Year Ending June 30, 2010 for the Month Ending August 31, 2009 along with Register Report.

Current month tax collection is \$23,019.72, year to date \$38,861.80.

Next months register will include the Road Chip Seal payment to be made to Comer (\$39,169.00).

Board approved the Treasurers Report for Fiscal Year Ending August 31, 2009.

**1. Liability Insurance:**

The Directors and Officers Liability Insurance Policy is due for renewal.

*Discussion:* To renew the Directors and Officers Liability Insurance and increase the limits by \$1,000,000, and/or increase the General Liability. The General Liability limit is \$1,000,000 at a total premium of \$4,652.08. Consensus to increase both liabilities limits by \$1,000,000. Outcome is there is not enough money in the budget to increase both limits at this time.

*Motion:* To increase the General Liability limit by \$1,000,000. Motion *not* passed. An additional \$1,000,000 would be prorated (reinsurance) at approximately \$1,000. There still is not enough money in the budget to increase the General Liability limits alone; on the table for the 2010 annual meeting.

*Motion:* To increase the Directors and Officers Liability limit by \$1,000,000 at an estimated cost of \$500. Motion carried unanimously.

**D. Tax Collector Report**

Tax collector reports were submitted by Bill Carson (acting Tax Collector). For the Tax year 2009/10 (taxes filed on August 31, 2009); Total Billed \$55,256.00. To date a total of \$41,226.40 has been collected. (25) Properties are in arrear at \$15,505.64.

Received Dudley's HLA files; going through the files and will be making trip to records retention.

*Action items:*

- Compose and send letter (post card) to appeal HLA members of tax collector situation, seek volunteers; questionnaire to find what skills our members have.

## **E. Septic Report**

To date no reports have been received from Cahill Septic Services.

Property of 223 Hidden Lake Road: *Correction:* This is the Wilson property of 324 (not 223). Septic has been improved and in compliance with Chatham Health District.

## **F. Road Committee**

### **1. Second (additional) Road Sweeping Job/Invoice of \$1,200:**

Board opened discussion. Board consensus that discussions to be continued in Phil Porriello presence.

*Motion:* To be tabled. Motion carried unanimously.

### **2. Snow Plow & Sanding:**

Phil Porriello sent information to Laura Jenner to include road specifications (miles and widths) and areas of concern. William Carson raised concern that we have had snow falls in October and we need to move on this to get open bids.

*Action items (pending):*

- Written guidelines (or contract requirements) for future snow plow and sanding quotes to be drawn up.
- Shore Drive drainage engineer plan and survey, and removal of trees. Draft layout, plan and breakdown for bids.

### **3. Fairview Road:**

John Church asked if HLA include in the bid (or quote) to plow the traveled portion of Fairview Road and that he would pay the cost of plowing the traveled portion of Fairview Road (256 ft.).

Per HLA Bylaws (Section 53) "*The following listed roads will be excluded from maintenance and snow plowing until such time as these roads are up to acceptable standards as per Board of Governors approval.*"; Section C: Fairview Road.

*Discussion:*

Warren Minkler presented a (topographical) map of Hidden Lake Association. Fairview Road is defined as an old "paper road". The map shows Cross Road is *not* connected to Fairview. Cross Road lengthened as houses were being built at the time; Cross Road ending at the last driveway. HLA made specific agreements

with Sullivan to use (a portion of) Fairview to access the Sullivan property. HLA has no obligation to maintain this road. HLA is *not* plowing for access to Sullivan property.

*Action items:*

- Close off Cross to Fairview Road access to discontinue travel. Put up sign (i.e., Private Road, No Outlet).

### **G. Lake Committee Report**

Allen Stoke has been taking photos and categorizing our current aquatic plant life.

Water retests of high E. coli area; to date there is no report.

Warren Minkler asked if we had an itemized bill from Lycott for the \$10,000 expenditure. He requested a breakdown of the expense to include the cost of materials and number of lbs. used (3000 lbs.?).

*Action items:*

- Retest East Shore area (display of high E. coli); to be done October, 2009.
- Itemization of Lycott \$10,000 expenditure.

### **H. Dam Committee**

No report.

### **I. Old Business**

#### **1. Building Permits:**

HLA requests members building permits to ensure members are conforming to Haddam Town Zoning rules and regulations.

Recent construction on Shore Drive resulted in a cease and desists; no town building permit.

New construction on West Shore Drive is to be investigated.

*Action items (pending):*

- Send letter to Paul Wilson to request formal plans to be submitted for board approval.
- Draft HLA letter of Building Permit approval for future use to reply to member requests.
- Reply to (Richard Pomp), thank you letter for complying and approval for inland/wetland committee.

### **J. New Business**

Wayne Keeler is renting his house. Please keep him informed as past president and property owner; for Bylaw required communication with lake residents (mailing address): 507 Dickinson St, Springfield, MA 01108. Preference is email: [Keelerhigg@yahoo.com](mailto:Keelerhigg@yahoo.com).

### **K. Agenda for Next Meeting**

**Adjournment:**

Meeting was adjourned at 8:50 p.m. by Laura Jenner. The next general meeting will be at 7:00 p.m. on October 26, 2009 at Burr Elementary School in Higganum, CT.

Minutes submitted by: Charlene Baulski, Recording Secretary

Approved: By board vote, on October 26, 2009