

Hidden Lake Association  
Regular Monthly Meeting  
Zoom Meeting-March 2021  
March 29,2021  
Approved Minutes

**OPENING:**

President, Jay Cassella called the regular monthly board meeting of the Hidden Lake Association to order at 7:08 p.m. on Monday, March 29, 2021 via a Zoom Meeting.

**BOARD MEMBERS PRESENT:**

President, Jay Cassella  
Vice President, Anthony Grandazzo  
Treasurer, Bob Kiehm  
Recording Secretary, Lori-Ann Hoberman  
Financial Secretary, Sheri Berger  
Board Member, Cindy Porriello  
Board Member, Heather Edelson  
Board Member, Victoria Nicholson

**BOARD MEMBERS ABSENT:**

Past President, Lloyd Pearson

**ASSOCIATION MEMBERS PRESENT:**

Jill Carey  
MaryBeth Russo  
Jean Cassella  
Barry Hoberman  
John Baulski  
Charlene Baulski  
Alan Stokke  
Joe Bullock  
Karin Bullock  
Sandy Kiehm  
Linda Lanitola  
David Chalifoux  
James Nicholson

#### APPROVAL OF MINUTES:

President, Jay Cassella asks if all BOG members received a copy of the February 2021 Minutes. All members did receive the minutes and have read through them. President, Jay Cassella asks if there were any changes or additions that need be noted to those minutes? And if not, would like a motion to forgo reading the minutes. Treasurer, Bob Kiehm motions to forgo the reading of the minutes and accept the February 2021 Minutes with the exception of one typo, (duly noted). Board Member, Heather Edelson Seconds.

#### TREASURER REPORT

Treasurer, Bob Kiehm read through the March Treasurer report. \*Please see the March 2021 Treasurer Report attached to these minutes. The March 2021 Treasurer report was motioned for acceptance by Recording Secretary, Lori-Ann Hoberman and Seconded by Board Member, Victoria Nicholson.

#### TAX COLLECTOR REPORT:

Current Tax collected:	\$46,845.13
Back Taxes/Interest/Fees Collected:	\$ 1,175.65
Total Collected:	\$48,020.78
March deposits:	\$ 1,695.18

Financial Secretary, Sheri Berger stated that the attorney has begun collections of unpaid taxes. To date, five letters have been sent out. Our attorney will be moving forward with the auction process if these taxes remain unpaid.

#### SEPTIC REPORT:

No Report- Septic pumping resumes July 2021.

#### ROAD COMMITTEE REPORT:

No Report- Still in need of a Committee Chair

#### LAKE REPORT:

No Report

**BY-LAW COMMITTEE:**

No Report- Next month will be the time that the discussion of By-Laws will need to take place and make ready any recommended changes that would be presented and voted on at the Annual Meeting.

**BEAUTIFICATION COMMITTEE:**

Spring flower boxes will be the next project on the sides of our Lake signs. Also looking at the possibility of permanent benches and storage racks for boats at our beaches.

**AUDIT COMMITTEE:**

No Report

**WEB REPORT:**

No Report

**DAM REPORT:**

No Report

**SPECIAL PROJECTS:**

None

**OLD BUSINESS:**

The subject of beavers will be taken up at our Annual Meeting. The wrapping of trees with wire to preserve our trees from further beaver damage will also be taken up at the Annual Meeting.

The two trees on West Shore Beach have been removed. Thank you to our volunteers President Jay Cassella, Board Member Cindy Porriello, Phil Porriello and Barry Hoberman.

Spring Clean-up. President, Jay Cassella needs to send a check for \$1450 for the first lawn mowing to Bravo Landscaping. Treasurer, Bob Kiehm motions to send the check and states that this money will come from property maintenance. Board Member, Heather Edelson seconds.

The next item discussed is the One-Time clean-up. Bravo Landscaping has quoted us a figure of \$4800 for the season to tend to our Association properties and to tend to the sides of all of our lake roads. Anthony Grandazzo motions to accept this bid from Bravo Landscaping for the One-time clean-up and Board member, Heather Edelson seconds. Treasurer, Bob Kiehm explains that this money will come from line item, Property Maintenance additional.

Beach Drainage- President, Jay Cassella has estimated that it will cost

\$2340 to rent a backhoe and to order all the gravel and sand that will be needed. President, Jay Cassella will operate the backhoe and Bravo Landscape will take care of the labor. It is decided that we will allocate \$2500 for this project and this money will come from line item property maintenance additional. Recording Secretary, Lori-Ann Hoberman motions to proceed and allocate the \$2500 that is needed and Treasurer, Bob Kiehm seconds.

The next topic is that of buoys for our beaches. President, Jay Cassella sent the BOG estimates that totaled \$679. A discussion regarding the need for these buoys pursued. Recording Secretary, Lori-Ann Hoberman motioned to allocate \$700 to be taken from the line item Misc., BOG to purchase the buoys and Vice President, Anthony Grandazzo seconded.

President, Jay Cassella states that the transcription of "Nick McMahon/ Pond & Lake Connection Presentation" has been added to our website. A motion to accept the revised transcription was made by Lake Committee chairperson/board member, Victoria Nicholson and seconded by Treasurer, Bob Kiehm. Thank you Alan Stokke for making the needed revisions and posting in its entirety for the Association on our website. President, Jay Cassella would like to see that all items are approved prior to placing on our website. After some discussion, it is decided that a sub-committee is needed to review all entries that go to the Association website. Vice President, Anthony Grandazzo and Board Member, Heather Edelson have volunteered to form this committee.

President Jay Cassella has a quoted price of \$428 as the expense to purchase a lake gauge which will be used to measure and determine the level of the lake as well as the pipe by the spillway. A motion to proceed with the lake gauge is made by Board Member, Victoria Nicholson and seconded by Vice President, Anthony Grandazzo.

Finally, the last order of New Business is that of the Bathymetric Mapping which has been an on-going discussion. Lake Committee Chairperson, Victoria Nicholson has provided the board with extensive background information regarding this mapping as well as information regarding Sonar, air bubblers, aerators so that the board would have a starting point in order to proceed. Thank you Victoria. The cost of Bathymetric Mapping is \$4050. Board Member and Lake Committee Chairperson Victoria Nicholson makes a motion to proceed with the Bathymetric Mapping as a baseline and Financial Secretary, Sheri Berger seconds. Vice President, Anthony Grandazzo during discussion of the mapping process states that he will have to abstain, feeling that this money perhaps is better used elsewhere. Much discussion regarding the next steps after such a tapping and the further cost that is involved. We will need to spend a whole lot of

money to see this type of project through. There will need to be a five year plan to determine many things including the cost of a nano-bubbler at the cost of \$50,000- \$60,000. President, Jay Cassella states, that kind of expenditure determines a need to vote amongst the BOG. A vote is taken (3) BOG members vote Yes, (1) BOG member votes No (3) members of the BOG abstain from voting. A majority vote is needed.

President, Jay Cassella has shared the latest Bathymetric Mapping with the board to be used as a starting point/baseline. The BOG agrees that a (5) year plan will be forthcoming.

#### NEW BUSINESS:

A discussion regarding the need for additional signage and what the signs will say as well as where these signs will be posted took place. It was decided that there is a need for No Trespassing signs at our causeways. The cost of these signs including posts will be \$285. Several warnings will be posted on these signs with the safety of everyone using the lake in mind. The items mentioned for these signs are a warning at the risk of those using paddle boats, jumping from floats and tree stumps.

President, Jay Cassella has spoken to our Insurance Company regarding signage. Basically they have stated that while signs are great, signage forms are better. Our attorney says that signs do not prevent us from liability. Our attorney can investigate signage vs. liability claims to the tune of \$250 hourly for his service. He states that signs basically help keep honest people honest. Signs will help and do assist to lessen liability. A discussion occurs in which the BOG moves onto placing the signs at our beaches and including all warnings of possible dangers. A question of our Insurance cost is raised and answered. Currently we pay \$8700 annually for our liability insurance which includes bonding.

Treasurer, Bob Kiehm asks who owns our association website. Association member, Alan Stokke states that he has purchased the domain name for our website, paid for by the association. He is the owner of the domain name. Treasurer, Bob Kiehm questions if we should move that domain name to be owned by the association? Vice President, Anthony Grandazzo agrees. Alan Stokke agreed to consider this and to look into the process of turning over the domain ownership to the Association.

President, Jay Cassella has drafted the Spring Association member newsletter entitled, "Spring is Sprung" The newsletter will be emailed as well as placed into all mailboxes. The Spring newsletter is attached also to these minutes.

**GENERAL DISCUSSION:**

James Nicholson asked for explanation on the layout of the drainage system. President Jay Cassella explains the perimeters and the size of piping to be used.

AT 9:10 p.m. a motion to adjourn was made by Vice President, Anthony Grandazzo and seconded by Treasurer, Bob Kiehm. The regular monthly meeting of the Hidden Lake Association was held on March 29, 2021 was adjourned. The next regular monthly meeting will be held April 26, 2021. Time and meeting place to be determined and announced by President, Jay Cassella.

Respectfully Submitted,  
Lori-Ann Hoberman  
Recording Secretary