

Lake Association
Regular Monthly Meeting
June 24, 2019
Approved Minutes

OPENING:

President Jay Cassella called the regular monthly Board meeting of the Hidden Lake Association to order at 6:39 pm on Monday, June 24th, 2019 at the Haddam Town Hall Annex in Haddam, CT.

BOARD MEMBERS PRESENT:

Jay Cassella
Dale Fiore
Lori-Ann Hoberman
Alan Stokke
Sheri Berger
Victoria Nicholson
Carolyn Chalifoux
Cindy Porriello

BOARD MEMBERS ABSENT:

Lloyd Pearson

ASSOCIATION MEMBERS PRESENT:

B.J. Chotiner
Celeste Benoit
Heather Edelson
Eleanor Porriello
Elly Morrison
James Nicholson
Barry Hoberman
David Chalifoux
Brian Polak
Jean Cassella
Bob Kim

A. APPROVAL OF THE MINUTES:

Approval of the April 2019 Minutes were reviewed. The Minutes were approved and will be posted on the HLA website.

A motion to approve the Minutes was made by Dale Fiore and seconded by Lori-Ann Hoberman.

B. TREASURER REPORT:

Alan states that this year's Tax Collection of monies due was excellent!

Alan read through the expenses this past month accordingly.

* Please see Alan Stokke's April Treasurer Report attached.

A motion was made to accept the April 2019 Treasurer Report by Cindy Porriello and seconded by Victoria Nicholson.

C. TAX COLLECTOR REPORT:

Sheri Berger reports that the attorney who assisted us with collecting on all the back taxes owed to the Association has brought to our attention that there are (3) other lots for tax sale. (2) that are un buildable. Each Lot is \$4200. There has been no interest in anyone purchasing these properties.

There is a property on West Shore that is very small that the attorney has offered to us for the purchase price of \$2000. Dale Fiore motions that we entertain to purchase the West Shore Property and Sheri Seconded. A vote from the BOG was (2) for the Purchase of the West Shore property and (5) opposed. The Board of Governors will not be purchasing this West Shore Property.

D. SEPTIC REPORT:

Anthony Grandazzo reports that letters will be going out in July. Homeowners do not need to do anything at all. It is all taken care of.

E. ROAD COMMITTEE:

No Report

F. LAKE REPORT:

President Jay Cassella referred to Victoria Nicholson of the Lake Committee as to if The Pond Connection had been contacted? Victoria said, Yes

The Weeds that are spreading across our Lake are Perennials and it is recommended that we treat the Lake. We have requested a permit to treat our Lake with Chemicals. The DEEP is going to issue us permit after having checked out that our use of chemicals in the Lake will not harm anything endangered species downstream. The chemicals will not harm fish or be of any concern to people swimming in the lake even the day of said lake treatment.

Discussion of Looking into getting Sterile Carp Fish took place and will be looked into for future possible consideration.

As soon as we receive permit we will treat the Lake. All Association Members will receive letter prior to this process.

The Lake Blankets are working beautifully as Volunteers continually move these blankets from one Beach to another. Thank you to all volunteers for your continued efforts.

G. BEAUTIFICATION COMMITTEE:

Sandra Kiehm will be placing July 4th decorations around our Lake at all the MailBox Locations along with barrels of Flowers.

H. BY-LAW COMMITTEE:

No Report

I. AUDIT COMMITTEE:

No Report

J. WEB REPORT & FACE BOOK REPORT:

Up to date...

K. SPECIAL PROJECTS:

President Jay Cassella has been busy trying to install these signs with ineffective equipment. If anyone has a decent driver that Jay can borrow to get this job done please notify the board.

L. OLD BUSINESS:

President Jay Cassella once again brought up the Beautification Committee and proposes that we entertain a motion to match funds that the Beautification Committee raises through their volunteer efforts. (Efforts such as the Tag Sale & the Wine Tasting Event). The motion is to match all money raised by the Beautification Committee by 25% up to and not to exceed \$2000. All Money raised by the Beautification Committee is used to complement our Community. This Motion is made by Lori-Ann Hoberman and seconded by Carolyn Chalifoux.

M. NEW BUSINESS:

President Jay Cassella received a beautiful note In the mail from our past Recording Secretary and prior friend and Lake neighbor, Carmela Della Mura, stating that she and her husband had sold their Lake Cottage on West Shore Drive. Carmela enclosed a Donation check of \$100 to the Beautification Committee in Memory of Catherine Serino, another lake neighbor who recently passed away. Carmela thanked Jay Cassella for his service to our Lake and ended with "Hidden Lake is Beautiful!"

Thank you to Carmela for your donation to the "Beautification Committee" and Thank you for all of your years of service as our Recording Secretary. You will be missed...

President Jay Cassella would like to rent a backhoe for a 30 day period to clean up many, many areas around the lake that cannot be tackled by hand. The cost of this backhoe is \$2200 + \$300 for gasoline. Jay Cassella will donate his time to seeing that this piece of equipment is used to its upmost potential throughout the month of July to insure that we get the most for our money. There is plenty of cleanup to be done!

Dale Fiore motions to allocate the money for President Jay Cassella to rent the backhoe for the month of July not to exceed \$2500. Victoria Nicholson seconds. No objections from the board. The vote was unanimous.

The last piece of New Business is the on-going question of how to address the check signing and the Debit Card to be held by the president of our Association. The By-Laws

require two signatures on checks so President Jay Cassella will be correcting this matter with our bank. So that moving forward the Treasurer and the President will sign off on all checks. The Association will also be updating from our now existing personal checking account to that of a Ledger Checking Account. Bob Kiehm, Chairman of the By-Law Committee best explains that the Debit Card is an extension of a checking account. Different than a credit card. Thereby allowable. Back when the By-Laws were written this matter was not included as there was not such a thing as a Debit Card.

OLD BUSINESS:

The resolution of the property that Celeste Benoit & B.J. Chotiner have proposed to purchase. The BOG has looked at all the information presented to us in the matter of approving or disapproving this sale of property that is known as 2nd Ave., as a Board we are all in agreement to sell this property to Celeste Benoit & B.J. Chotiner for the sum of \$4000.00 with the responsibility of Celeste & B.J. to handle all legal fees associated with the transaction including deed & title fees.

Carolyn Chalifoux motions to allow the sale of 2nd Avenue to go through for Celeste Benoit & B.J. Chotiner to purchase this property for the sum of \$4000 and Dale Fiore seconds. Let it be written, let it be said. Unanimous decision. A letter will be written and sent to the Town.

At 8:15p.m. a motion to adjourn was made and seconded.

The regular June Board Meeting of the Hidden Lake Association that was held on June 24th, 2019 was adjourned.

The next Regular Board Meeting of the Hidden Lake Association will be held on July 29, 2019, at the Haddam Town Hall Annex in Haddam, CT.

Respectfully Submitted,
Lori-Ann Hoberman
Recording Secretary