

HIDDEN LAKE ASSOCIATION

REGULAR MEETING

March 26, 2014

APPROVED MINUTES

The Regular Board Meeting of the Hidden Lake Association was called to order by Laura Jenner, President, at 6:40 p.m. on Wednesday March 26, 2014, at the Burr Hill Elementary School.

PRESENT:

Laura Jenner, President
Lloyd Pearson, Board Member
Mary Shea, Board Member
Alan Stokke, Treasurer
Charlene Baulski, Tax Collector

ASSOCIATION/COMMITTEE MEMBERS ABSENT:

Kim Wishart, Recording Secretary
Wayne Keeler, Past President
Scott Sherman, Board Member
Celeste Benoit, Septic Committee

President Jenner asked the Board Members to agree to step out of the flow of the Agenda to entertain the request of Raymond DeLuca regarding the approval of the plans to build a garage on his property. No objection was heard by the Board Members.

Mr. DeLuca renewed his request to the Board for approval of his plans to build a garage on his property on Meadow Road. According to Mr. DeLuca the Town reviewed his request and has agree to treat Lot #6 and Lot #3 as one piece of property. As stated, this was approved even though both pieces of property are on different sides of Meadow Road. Mr. DeLuca claimed his plans were reviewed and approved with the condition that the property would never be sold as two separate pieces and that only a garage would be built.

The Board noted their concerns regarding future use of the planned building. Assurance was given that the building would only be utilized as a garage and nothing else. Members of the Board questioned Mr. DeLuca regarding actions of the Town's Variance Committee, i.e., never allowed to sell one piece of property without the other, lots recorded as one, (is property added to the deed), and is property listed as not being able to be used as a

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living quarters.

Mary Shea will write a letter to the Town inquiring of their actions concerning the Board's concerns as listed above. A motion was made by Ms. Shea and seconded by Mr. Pearson to accept the plans submitted by Mr. DeLuca to build a garage, as approved by the Town. Motion passed unanimously.

Dave Chalifoux expressed his concerns regarding surveying plot by a licensed surveyor for drainage issues. He suggested checking the grade to determine flow. Mr. DeLuca stated plot register with the Town and surveyed to show lay of the land.

Board returned to regular agenda.

TREASURER'S REPORT

Treasurer Alan Stokke presented the months ending December 31, 2013, January 31, 2014, February 28, 2014. A review of the budgets ensued. Chip sealing was discussed and it was noted that the process was recommended to take place every five (5) years. It was decided that the Board would have the contractor come in and review the roads and advise us regarding chip sealing and patching.

A motion was made by Ms. Shea and seconded by Mr. Pearson to accept the budgets as submitted. Motion passed unanimously.

The proposed budget for Fiscal Year 2014-2015 was discussed. Ms. Serino suggested the proposed budget mirror the current year with \$5,000. for the discretionary account. The issues of beach maintenance, weed removal and road drainage are to be presented at the Annual Meeting.

TAX COLLECTOR'S REPORT

Charlene Baulski reported 32 past due statements were issued, one payment was received in full, and a lien was issued on a property on Shore Drive. Ms. Baulski will contact the Town and obtain a list of active liens. If liens not paid they shall be reissued. Three liens have been uncollectable and taxes have not been paid on these properties with the Town.

A motion was made by Mr. Pearson to accept the Tax Collector's Report and seconded by Ms. Shea. Motion passed unanimously.

SEPTIC COMMITTEE REPORT

Ms. Benoit was not able to be present but advised Board Member Serino that there was not any change since last month's report. The Board noted a notice of thirty (30) days is to be given property owners before fines may be issued.

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ROAD COMMITTEE REPORT

Ms. Shea reported no estimate received to date on guard rails. \$6,824.25. Estimate from Pete Santora for West Shore Property, catch basin and to shore up head wall and replace pipe. Needs to provide all labor costs, machine time and materials for proposed drainage improvements for West Shore Drive. Discussion ensued regarding extending guard rail further up the road. This will be discussed with Pete.

Motions made by Mr. Pearson and seconded by Ms. Serino to pursue project. Motion Passed unanimously.

The Cassella issue discussed. A call was made on March 26, 2014. Berm area under snow and work on hold. The water to be directed down Shore Drive. Work to be done as soon as possible.

LAKE COMMITTEE REPORT

Board discussed having a survey done in the spring of the lake. Once more information is received regarding the condition of the lake, a decision will be made as to how to proceed.

DAM COMMITTEE REPORT

Mr. Pearson will attend Conference concerning dams. The Hidden Lake dam is classified as "Hazard B".

WEB REPORT

No updates.

OLD BUSINESS

See page one, DeLuca property.

NEW BUSINESS

None

Motion to adjourn was made by Ms. Serino seconded by Mr. Stokke and passed unanimously.

The next regular meeting will be held on April 30, 2014, at Burr Hill Elementary School.

Respectfully submitted,

Catherine J. Serino, Acting as the Recording Secretary