

HIDDEN LAKE ASSOCIATION

Regular Meeting
October 26, 2009
Approved Minutes

Opening:

The regular meeting of the Hidden Lake Association was called to order at 7:00 p.m. on October 26, 2009 at Burr Elementary School in Higganum, CT by President Laura Jenner.

Present:

Laura Jenner, President	Walter and Alice Hekster
Catherine Serino, Vice President	Eleanor Porriello
Alan Stokke, Treasurer	Cynthia Porriello
Wayne Keeler, Past President	Mary Dortche
Bill Carson, Board Member	John and Dorothy Church
Philip Porriello, Board Member	David Church
Celeste Benoit, 3-year Board Member	Ellie Morrison
Charlene Baulski, Recording Secretary	

A. Approval of Minutes

Corrections: September 28, 2009 minutes, Item F.3. Fairview Road (156 ft) should be (256 ft).

Board approved the meeting minutes of September 28, 2009.

B. Treasurer Report

Treasurer Report submitted: Fiscal Year Ending June 30, 2010 for the Month Ending September 30, 2009.

Current month tax collection is \$1,649.67, year to date \$40,511.47.

Road Chip Seal payment made to Comer (\$39,165.00). Other expenditures included Electricity (\$156.70), Insurance and Bonding (\$4,652.08), and Miscellaneous expenses/Service Charges (\$10.38). Total expenditures of \$43,984.16.

Board approved the Treasurers Report for Fiscal Year Ending September 30, 2009.

C. Tax Collector Report

Tax Collector Report submitted by Bill Carson. (acting Tax Collector). For the Tax Year 2009/10 filed on August 31, 2009; total billed \$55,526.00. To date a total of \$42,676.22 has been collected. Properties in arrears at (due) \$14,160.69.

D. Septic Report

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

E. Road Committee

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

Laura Jenner summarized Road Chip Seal events: job(s) went to bid, inclement weather delayed scheduling and road conditions were impacted; a second sweeping was done without bid, board approval and funding. Do we accept to pay this invoice for \$1,200?

Cathy Serino stated on record, for this instance only, that it gets paid. No one can expend board money without the approval of the board. Any future instance will be an automatic resignation.

Motion: Cathy Serino moved to pay the invoice of \$1,200. Celeste Benoit second. Moved to vote count, (4) vote for it and (4) vote against it. Tie vote, motion is not passed.

Phil Porriello submitted 1.) Email correspondence from Gary Boone, Comer Contracting, and 2.) Email correspondence sent to board members.

The board members recognized Phil and the voluntary work he has done for HLA. It was brought to the attention all board members need to be aware of the rules of expenditures of HLA funds (per By-Laws); all disbursements and expenditures other than the approved annual budget of the Association must be approved by a majority of the members present at any general membership meeting. Special meetings should be initiated to address urgent business or emergencies that may require immediate action. In no case shall a committee have the power or right to make contracts or assume obligations for the association, unless specifically authorized by the association.

Phil Porriello stated his resignation from the board.

Phil Porriello stated on record:

- Chip Seal Fairview Road and plow; consider “acceptable standards”.
- If we block one paper road then block all paper roads.
- To date, we do not have a plow contract.
- Shore Drive was not chip sealed up to Mary Dortche’s house because road needs to be ground down for additional drainage work. Phil made arrangement to not chip seal (credit received). This area will need to be chip sealed once drainage work is completed.

Phil adjourned himself at 7:48 p.m.

2. Snow Plow and Sanding

Laura Jenner stated standards and guidelines for snow plowing and sanding have been put together for bid. Requirements include width and lengths of roadways. Last years contractor has already replied to bid.

F. Lake Committee

Alan Stokke confirmed sand/salt used on roads does not impact lake.

East Shore water re-tests were done by John Baulski and submitted to lab for analysis.

G. Dam Committee

Special meeting was held on October 23, 2009 to appropriate funds for the Emergency Operations Plan, survey(s) and dam maintenance not to exceed \$5,000. Expenditure was approved by HLA members. Survey(s) to commence and action plan for compliance.

H. Old Business

1. Building Permits

HLA had proposed drafting a letter of building permit approval for future use to reply to member requests; compliance of building permit. Laura Jenner stated that such a letter must be worded correctly or it could bring about legal issues if not in compliance.

I. New Business

1. Mary Dortche, 20 Shore Drive, Drainage Issue Unresolved

Mary Dortche brought to the board's attention that the drainage issue at 20 Shore drive is still unresolved. Chip Seal was not completed. Water continues to flow in her basement.

The board was unaware the Chip Seal was not done in front of 20 Shore Drive (nor of any credit), and of the road grinding work until now (this meeting).

Next steps to draw up action plan and implement.

- Hire general contractor.
- What needs to be done to resolve problem.
- Breakdown into phases.

J. Agenda for Next Meeting

Adjournment:

Meeting was adjourned at 8:10 p.m. by Laura Jenner. **The next general meeting will be held at 7:00 p.m. on November 30, 2009** at Burr Elementary School in Higganum, CT.

Minutes submitted by: Charlene Baulski, Recording Secretary

Approved: By board vote on November 30, 2009