

HIDDEN LAKE ASSOCIATION

Annual Meeting

May 16, 2010

Opening:

The annual meeting of the Hidden Lake Association was called to order at 1:20 p.m. on Sunday May 16, 2010 at the Town Hall in Haddam, CT by President Laura Jenner following a presentation given by Lycott Environmental representation Mr. Wheaton addressing the aquatic vegetation management of Hidden Lake.

Roll Call of Officers:

President Laura Jenner; Vice President Catherine Serino; Treasurer Alan Stokke (not present); Recording Secretary Charlene Baulski; Tax Collector (open); Board Member Bill Carson (not present); and 3-year Board Member Celeste Benoit.

Announcements:

Bill Carson submitted his resignation as a Director and acting Tax Collector of HLA.

A. Approval of Minutes

Motion made to accept the annual meeting minutes of May 17, 2009. Motion carried and approved to accept the meeting minutes as presented.

B. Tax Collector Report

For the Tax Year 2009/2010 total billed: \$55,526.00. Total collected: \$49,753.64. Total delinquent/due: \$9,306.04 (properties in arrears).

C. Treasurer Report

Treasurer Report submitted as of April 30, 2010 for the fiscal year ending June 30, 2010. Total reserve expenditures of \$45,515.00; includes the road chip seal that was completed and \$5000 from the General Reserve for the Emergency Operations Plan required by the State of Connecticut DEP. Total budget expenditures of \$20,295.82; bringing total expenditures as of April 30, 2010 to \$65,810.82.

D. Septic Report

Septic System Cleaning Report fiscal year 2009: of (30) properties (3) remain delinquent. If these properties do not comply by the end of the fiscal year (June 30, 2010) then they are subject to a fine of \$25.00 per day.

E. Road Committee

Laura Jenner provided road report since we are currently without committee.

1. Drainage

On-going issues of drainage. Funds have been allocated and in the budget to address Shore Drive and East Shore Drive drainage problems. HLA was contacted by the Town of Haddam in regard to the flow of water from Shore Drive onto Hidden Lake Road.

Member John Baulski has been working with contractor Gerry Wiknik using our prior engineer plan to come up with a new plan to address the Shore Drive drainage. John presented the engineer plan showing the proposed plan of action using pipe and curtain drains. There is a concern of hitting ledge which would alter the plans. If ledge becomes an issue then an alternative is to use surface swales.

- Stage 1: To address mid Shore Drive South to Hidden Lake Road using a new catch basin. Piping would run from the basin under the road westward to the lake. Permission will need to be granted to run the pipe through members' properties to the lake. Riprap would be placed at the drainage end of the pipe for sediment and erosion control before entering the lake.
- Stage 2: To address mid Shore Drive and North; pipe and curtain drain. Stumps to be removed and area graded. Driveways to be lipped to control water flow.

East Shore Drive: French drain project to be finished across two properties.

Submitted: 1.) Shore Drive & East Shore Drive Drainage Project 2010 Report and 2.) Shore Drive Proposed Site Plan.

2. Sweeping and Catch Basin Cleaning

Nelson whom normally does our road sweeping is unavailable due to health issues; currently seeking other bids. Catch basin cleaning will be scheduled prior to fiscal year end.

F. Lake Committee

Laura Jenner provided lake report since we are currently without committee.

The lake will be lowered this year in October (as per schedule).

Attention brought to members: No pumping of or disposal of water from basements or such to HLA drains and/or roadways. This water potentially contains toxic waste that is then drained into the lake. This also includes lawn treatment with fertilizers and/or pesticides. Fertilizers will add to the plant nutrients in the lake that we are working on and expending money to eradicate.

Discussion took place regarding the HLA weed cutter. Motion made to sell the weed cutter. Motion carried.

G. Bylaw Committee

Volunteers needed for active bylaw committee.

H. Audit Committee

Member John Baulski completed the prior fiscal year Tax Collector and Treasurer record audit. One minor discrepancy was found in the Tax Collector records with a difference of \$516.98 between the journal and the deposit slips (deposit slip copy missing but recorded in

journal); the original deposit slip was found and properly recorded in the Treasures account. A copy of the deposit slip was made and added to the Tax Collector records to properly balance.

Submitted: Tax Collector/Treasurer Audit Report.

I. Old Business

1. Emergency Operation Plan (EOP) and DAM Report

Continue to work with consulting engineer Karl Acimovic. The clearing of vegetation and survey work has been completed. Mr. Acimovic has 90% of the report complete. There are sections that must be completed by HLA to include emergency contacts and location of the key to the dam. HLA should have the report by the end of this month. It was suggested that pictures of the flooding this past spring showing water over the roadways supplement the report.

2. Snow Plowing

Feedback from this year was positive. Comment: slow with sanding.

3. Second (additional) Road Sweeping Invoice

Philip Porriello presented second sweeping invoice in the amount of \$1,383.95 payable to N.E.R. Inc. to be approved by the members for payment. Laura Jenner summarized; the roads had been sweep in preparation for the chip seal, inclement weather delayed the job and road conditions for the chip seal were now impacted. A second sweeping was done without board approval and allocation of funds (original invoice \$1200). Motion made to resolve and pay the bill. Motion carried with clarification on payment of the bill with interest.

J. New Business

1. Fairview Road Snow Plowing

John Church presented himself to make a motion that a road (Fairview Road) be plowed in the winter.

John Church read:

“Motion by John Church, 8 Cross Avenue at the annual HLA meeting May 16, 2010. I make a motion that the traveled over 70-years portion of Fairview Road that intersects with Cross Avenue and runs 245-feet to intersect with West Shore Drive and recently had local contractor Dave Carlson who was paid by John Church with no expense to HLA; Dave Carlson a contractor who has built and maintained HLA roads over the years so is very familiar with what is needed. Carlson updated the drainage which has been tested by the winter snow melting and very heavy spring rains and proved to be very adequate with no complaints from any neighbors and the road also has a catch basin. He also firmed up the roadbed with adequate gravel so it is now ready to be chip sealed by a licensed and insured chip seal contractor to be contracted by and paid by John Church at no expense to HLA. Once chip sealed the traveled portion of Fairview Road will be accepted for the snow plowing schedule each winter.”

Discussion opened:

Fairview Road is a paper road (currently a gravel road); our bylaws state (Section 53) “The following roads will be excluded from maintenance and snow plowing until such time as these roads are up to acceptable standards as per the Board of Governors approval. Section C – ... Fairview Road.”. To take this out of our bylaws we need to amend our Charter. To amend our Charter we must take this to the State Legislature. To amend the bylaw we need a bylaw committee and engage our attorney for legal advice; it is legal issue. Directors noted legal and liability responsibilities upon HLA to make this an approved road.

The bylaws were noted, the Board of Governors could approve snow plowing if the road was consider by the Board of Governors to be of acceptable standards. However as stated it is Mr. Church’s goal is to get the road chip sealed. Directors noted concerns of acceptable road standards, engineer expertise for proper road drainage and standardization prior to chip seal. It must be brought to standards to become a standard road to be maintained and snow plowed. Once it is an acceptable road it would be chip sealed. There is no definition of acceptable standard road.

Motion on table seconded and called for vote. Hand count: (8) in favor and (6) opposed, motion carried. With this motion being accepted and passed by the members it was stated by the Board of Governors that the next step is to bring the road up to standards and chip sealed and an amendment to the bylaws is required. A bylaw committee will need to be formed and attorney legal advice for charter amendment. It must be brought to formal road standardization before it can be maintained and snow plowed.

2. Web Master Volunteer

Mary Shea volunteered to become a web master for HLA to bring our site up to date for members. Motion was made to appoint Mary as HLA web master; motion withdrawn. To be discussed with Al Stokke who put up our web site and is the current web master.

3. East Shore Drive “stone fortress”

Member brought to attention the stone fortress on East Shore Drive built by the belated Mr. Meyers that is beginning to fall down. Members expressed they would like to maintain.

4. Junk Motor Vehicles

Member expressed concern with junk motor vehicles on properties; rotting unregistered cars. Enforcement issue; contact the Town of Haddam and/or Chatham Health.

5. Liability Insurance

During this fiscal year the officers and directors liability insurance was increased (from 1 to 2 million.). We have been advised that we are under insured; recommendations to increase both the officer/director and general liability insurance. Discussion opened specific to current coverage and liabilities. Insurance requirements and recommendation need to be made for the future.

Motion made to increase the general liability insurance to 2 million. Motion carried.

6. Weed Control

Allocation of funds for this year's weed control is \$5000 (with additional expenditures for state license and fees of approximately \$200).

Motion made to accept this year's weed control expenditures. Motion carried.

7. Adoption of Proposed Budget 2010-2011

Proposed changes in budget expenditures for 2010-2011 include:

- Increase the Lake Recommended Maintenance by \$1500 (due to increase in septic pumping cost);
- Increase the Lake Testing & Dam Maintenance by \$200 to allow for (3) tests;
- Decrease the Weed Removal Reserve to zero this year to accommodate the ongoing drainage work (\$13,049). Proposed road drainage work includes \$6,650 in regular budget expenditures and an additional \$10,000 from the Road Drainage Reserve;
- Proposed expenditures from reserves include this year's weed removal and closing out the Lake Quality Preservation Reserve of \$247.29 (from the sale of the old clubhouse).

Recommendation made by members to increase the proposed budget for Insurance & Bonding to \$8500 to increase the general liability insurance; decreasing the General Reserve by \$1000.

Motion made to accept the budget as presented with exception to increase the Insurance & Bonding to \$8500 and decrease the General Reserve by \$1000. Motion carried.

8. Election of Officers 2010-2011

Nominations: Mary Shea for 1-year Board Member, Scott Sherman for 3-year Board Member, Charlene Baulski for Tax Collector; and Kim Wishart for Recording Secretary.

Slate of Officers standing as:

- President: Laura Jenner
- Vice President: Catherine Serino
- Treasurer: Alan Stokke
- Tax Collector: Charlene Baulski
- Recording Secretary: Kim Wishart
- 1-year Board Member: Mary Shea
- 2-year Board Member: Celeste Benoit
- 3-year Board Member: Scott Sherman.

Motion made to accept the slate as nominated and standing. Motion carried.

Adjournment:

Meeting was adjourned at 3:30 p.m. by Laura Jenner.

Minutes submitted by: Charlene Baulski, Recording Secretary
To be approved at next annual meeting.