

## **October 28, 2024 Hidden Lake Association monthly meeting Minutes**

The meeting was called to order at 7:25 PM

BOG members attending in person: Jay Cassella, Brian Polak, Sheri Berger, Laurel Hoynoski, Cindy Porriello, Frank Nunes, Heather Edelson

BOG members participating by ZOOM: Bob Kiehm

Members attending in person, Pat Donahue, Alan Stokke, Karin Bullock, Jill Carey, Mary-Beth Russo, Linda Lamitola, Keha Esposito, James and Victoria Nicholson, John Hoynoski.

Members attending by ZOOM: Mary Arnold, Sandy Kiehm

-The floor was opened to general discussion, Allan Stokke provided those in attendance, including BOG members with a handout of Roberts Rules, he proceeded to read the contents of the handout as well as a letter which was sent out to the membership by the BOG Vice President, Brian Polak. Mr. Stokke spoke in excess of five minutes at which point member Karin Bullock finished the review of documents that had been started by Mr. Stokke. A copy of both letters provided by Mr. Stokke was submitted for inclusion in the record. Karin Bullock addressed the BOG with concerns about an Association property lot that has been completely cleared out on West Shore Dr, she wished to know, who cleared it, when and how and with what permissions. No feedback was provided on the subject by the Board at the time.

-Approval Of Minutes, at this meeting there will be three sets of minutes requiring approval. Those will be for the September 15, 2024 Special Meeting, as well as for the September 30 Monthly Meeting and the October 16 Special Meeting. For the September 15, 2024 Special Meeting a motion to waive the reading of the Minutes was made by Frank Nunes and seconded by Heather Edelson, the motion passed unanimously. A motion was made to approve said Minutes by Frank Nunes and seconded by Brian Polak, the motion passed unanimously.

For the September 30, 2024 board of governor's minutes, a motion was made to waive reading of the minutes by Sheri Berger and seconded by Cynthia Porriello, the motion passed unanimously. A motion was made to approve, said Minutes with suggested corrections on the spelling of a participant name. The motion was made by Heather Edelson and was seconded by Cynthia Porriello, the motion passed unanimously.

As it pertains to the minutes for the Special Meeting of October 16, 2024 a motion to waive reading of the minutes was made by Sheri Berger and seconded by Laurel Hoynoski, the motion passed unanimously. A question was raised by Bob Kiehm as to what was the dollar amount that was included in the posted agenda for said meeting, there was a proposal to change the minutes, but deemed not necessary. A motion to

accept the minutes as submitted was made by Brian Polak and seconded by Heather Edelson, the motion passed unanimously.

-Budget report was presented by Bob Kiehm and read aloud by him, a copy was submitted to the record. Bob reported a total income for the month of October of \$1,870.03 with expenditures for the month of October of \$1,510.45. He also noted that the approved expenditure from the special meeting of October 16 will not be moved out of the Money Market account until said expenditures are completed. He also indicated that there has been a decrease in the interest rate of both Money Market accounts . The current bank balance is \$169,384.33. A motion to accept the budget as presented was made by Frank Nunes and seconded by Cynthia Porriello, the motion passed unanimously.

-Tax Collector report was presented by Sheri Berger, she reported a 2023 current tax role of \$61,895.92 with total amount Of taxes collected thus far being \$57,346.99. Back taxes, interest and fees collected are \$867.12 for a grand total collected thus far of \$58,214.11. A copy of her report was submitted for the record.

-Septic Report: Anthony Grandazzo was not present, Jay Cassella reported that Four (4) more homes have been pumped out which completes the Septic pumping for this year.

-Road Report: there was no report this month.

-Lake and Dam report was made by Mary-Beth Russo, she indicated the most recent meeting having been held on October 10, 2024 at which time they discussed the Hydrilla in lakes and it having been identified as coming from the boat launches. The drawdown of the lake was discussed, said drawdown began yesterday, October 27, 2024. They will monitor the draw down throughout the period. The swim area buoys have been removed and checked, some need replacing. The five-year plan was reviewed and they are working on the plan for the next five years. They are developing ongoing planning for control of the Japanese Knotweed.

-Aquatic Wildlife Commission report was presented by Keha Esposito, she reported that the Bat house building workshop was held on Saturday, October 26, 2024, thanks were given to the many volunteers as well as approximately 20 attendees. Tiger provided labor and many of the materials, this was deemed another success, kudos to all involved.

-Bylaw Committee report presented by Brian Polak, a meeting was held on October 21. They continue to develop proposals for further Bylaw changes, particularly to sections 2, 5, 30, 46. They will be developing the language for the particular amendments in the forthcoming meetings in an effort to update language to current standards. The next meeting is scheduled for November 11, 2024.

-Web and Facebook Committee, Jay Cassella indicated both are up-to-date.

-Fundraising Committee: There was no report this month.

-Old Business: Moving funds to allocate for expenses of the East Shore culvert work, a new estimate recently came in which now brings it up to three proposals. One is for \$6,560. Another one is for \$5,900 and the most recent one from Meyer Construction is for \$2,500 plus \$1,000 for materials which gives us a total proposal of \$3,500. Meyer Construction has completed previous projects for Hidden Lake Association and displayed good workmanship and reliability. A motion was made to accept the \$3,500 proposal for replacing the catch basins on West Shore Dr by Meyer Construction with monies coming from Property Maintenance Additional Reserve, the motion was made by Laurel Hoynoski and seconded by Cynthia Porriello, the motion passed unanimously

-Catch basin cleaning remains on old business agenda, three companies have been contacted thus far and all of them are saying that it is not worth it for them to make the trip out due to the limited scope of work. Bob Kiehm moved to Table the catch basins and clean out proposal, Frank Nunes seconded the motion, Cynthia Porriello indicated that she would see if a contact of hers has any interest in bidding on the project.

-New Business: Bob Kiehm provided notice that it was realized by the BOG upon completion of the Special Meeting of 10/16/24 that a motion to Table a vote on 3 proposed amendments was made by a nonmember and as such the motion was not a valid motion and should be null and void. A proper motion will need to be made to correct that error. Bob Kiehm made a motion to postpone the vote on the three remaining amendments to either a future Special Meeting or to the Annual Meeting, said motion was seconded by Brian Polak, the motion passed unanimously. Cynthia Porriello discussed some of the language as it pertains to using the wording "Postpone" versus "Table", Bob Kiehm clarified the difference between "Postpone" and "Table".

-Snow plowing, this was proposed as an additional item, a motion to add this item to the agenda was made by Brian Polak and seconded by Cynthia Porriello the motion passed unanimously. It was disclosed that a new proposal has come in for snowplowing for the upcoming winter season, the proposal is \$50 more expensive per plowing session and \$50 more expensive per sanding session than last season. The new rate will be \$750 per plow and \$375 per sanding. A motion to accept this proposal from Northern Remodeling LLC was made by Laurel Hoynoski and seconded by Sheri Berger, the motion passed unanimously.

-General Discussion was opened: Keha Esposito expressed sadness and disappointment that for the first time she has been classified as a nonmember. She indicated she is a bit upset as her motion on October 16, 2024 to postpone voting on the three bylaws was accepted and deemed valid at the time and now is being questioned. She acknowledged that she used the wrong term by motioning for the matter to be "tabled" rather than "postponed", but still thinks the motion should stand. Mary-Beth Russo interjected to question how this decision to void the motion was arrived at. The motion was arrived at when Members of the BOG reviewed the minutes

of the meeting and noticed it, BOG explained that the mistake was caught after the fact, and that usually it would have been pointed out at the time that a nonmember cannot call for Motions. Cynthia Porriello indicated that she is generally very diligent about making sure that attendees who are voting or taking legislative action are classified as voting members but for some reason, she did not catch this at the time. She is very cautious as to who is given voting rights. Cynthia Porriello indicated she is confident that this has not happened before when members now questioned if all prior motions made by Keha would now be deemed invalid. John Hoynoski thanked all of those who volunteer on Committees as well as the BOG and special note was made that Keha Esposito deserves recognition for her dedicated work and involvement both with the Committees as well as in general. Mary Arnold, who was participating by ZOOM suggested that the association attorney be consulted on the matter, Jay Cassella indicated that the attorney has already told him that what the Association needs to do is to switch it's Charter to "Home Rule" in order to avoid these kinds of conflicts and confusion. Karin Bullock raised concerns and questions on whether permits and Inland Wetland reviews and authorization was sought for the upcoming projects, she was advised by Jay Cassella that that has not yet been completed. Alan Stokke expressed concerns about this process regarding Keha Esposito and indicated that according to Roberts Rules since no one objected and Keha did not personally vote on the motion that it should stand as valid. He also suggested that the Association attorney be consulted for clarity. He then indicated he has some language taken from Roberts Rules that speaks to this matter, Jay Cassella asked Alan to send him this information. Karin Bullock suggested that the BOG simply make a new motion and take a new vote on the Bylaw's amendments using the same exact language that was originally used by Keha Esposito on October 16. Bob Kiehm made a motion to reconsider his prior motion and instead postpone the votes on the three amendments and question to the Annual meeting. The motion was seconded by Frank Nunes and it passed unanimously. Jill, Carey spoke up to express that she feels that Keha Esposito has done great work.

Laurel Hoynoski moved to adjourn the meeting, Heather Edelson seconded the motion, the meeting was adjourned at 8:42 PM