

**HIDDEN LAKE ASSOCIATION  
BOARD OF GOVERNORS MEETING  
April 24, 2023**

**Board Members in Attendance:** Jay Cassella, Sheri Berger, Laurel Hoynoski, Cindy Porriello, Bob Kiehm, Heather Edelson, Lloyd Pearson, Anthony Grandazzo

**Board Members Absent:**

**Members in Attendance:**

Eleanor Porriello Linda Lamitola, Donna Caron, Joe Caron, Karin Bullock, BJ Chotiner, Celeste Benoit, Frank Nunes, Alan Stokke, Betty Barsevich, Keha Esposito, Alan Howell, Rich Petruzello, Theresa Resnick, David Chalifoux, James Nicolson, Victoria Nicholson, Ron Trembley, Mary Arnold, John Hoynoski, Jill, Mary Beth Russo

**Meeting called to order** at 6:38 pm by Jay Cassella

**General discussion items:**

Question was regarding ownership of the guardrails on Hidden Lake Road was brought up by Mary Arnold. They are owned by the Town of Haddam.

Frank Nunes presented a written request for the Board to include the discussion regarding moving Association funds to a higher yield savings/checking account on tonight's agenda. This item is on the agenda for discussion later in the meeting under old business.

Karin Bullock requested that a proxy ballot be developed for voting at the annual meeting.

**Approval of the March meeting minutes**

Motion to waive the reading of the March minutes made by Anthony Grandazzo, and seconded by Lauren Hoynoski. Motion passed unanimously.

Motion to approve March minutes made by Cindy Porriello, seconded by Laurel Hoynoski.

Motion passed unanimously

**Treasurers Reports**

Bob Kiehm presented the April financial report.  
(See full report in attachments)

Motion made to accept April report made by Lauren Hoynoski and seconded by Cindy Porriello.  
Acceptance of April treasurers unanimously passed.

**Tax Collector Report.** Sheri Berger

2021 Current Tax: \$60,602.65  
Total Current Tax Collected: \$58,493.96  
Back Taxes/Interest/Fees Collected: \$1,041.25  
**Total Collected: \$59,535.21**  
April deposits: \$0

Intent to Lien letters mailed.

**Septic Report.** Anthony Grandazzo

As previously reported, a bid package was sent to the following Septic companies regarding the 2023 Hidden Lake Association Septic Pumping contract.

Higganum Septic Tank Co from Higganum; Riebold Sanitation from Higganum; Cahill & Sons from Middlefield; Lussier and Son from Clinton; Olsen Sanitation from Deep River; and A&W Sanitation from Guilford.

The only company to submit a bid was Cahill & Sons. Therefore, the contract will be awarded to them.

**Road Report**

John Hoynoski reported that the mild winter resulted in a low use of funds. However, the tar needs patching in certain areas. John can be contacted by members who may have concerns by emailing him at [johnhoynoski@gmail.com](mailto:johnhoynoski@gmail.com)

**Lake Committee Report.** David Chalifoux

See Report

**Aquatic Wildlife Committee** Keha Esposito

Plans to plant on East and West Shore Drive are underway. Funds are being sought from the Beautification Committee to purchase seeds, soil, etc. Notice will be subsequently sent seeking volunteers to assist with the planting.

See report

**Beautification Committee** Keha Esposito, read by Anthony Grandazzo

A written report was submitted by Keha Esposito and Sandy Kiehm that details planned plantings and mulching in the late spring for the areas surrounding the Hidden Lake signs.

**Audit Committee** – Alan Howell

Two members agreed to participate on the audit committee, pending any vacancies. Alan developed “Interest and background questionnaires” which were submitted by the two members.

**Bylaw Committee.** Bob Kiehm

Proposed Bylaw revisions will be discussed under new business.

**Old Business**

At last month’s meeting, Teresa Resnick requested three easements to Association property so that she could develop her property. Since that time, 4 members of the Board conducted a site visit to the areas of the proposed easements. Based upon site visit, the Board determined that if easements were to be granted, other properties would be land locked. Teresa indicated that if an easement were not granted, she would be willing to discuss possible purchase of the property.

Bob Kiehm made a motion to table further discussion of this matter until the June meeting and Cindy Porriello seconded the motion. Motion passed unanimously.

**New business**

Anthony Grandazzo made a motion and Laurel Hoynoski seconded motion to discuss changing banks at tonight’s meeting. Vote was unanimous to pursue discussion tonight.

Based upon their previous discussions, Bob Kiehm and Anthony Grandazzo recommended that we move \$75,000 from the money market to an account with a flexible interest rate and \$25,000 to a 12-month CD with a fixed rate.

Laurel Hoynoski made a motion to authorize Bob Kiehm to recommend and select a new bank that will provide a high yield account, \$75,000 will be placed into a checking or savings account, \$25,000 in a 12-month CD. Heather Edelson seconded the motion. Motion passed unanimously.

Removal of trees at the spillway: Based upon budgetary limitations, action on this item would have to be done after the close of the current fiscal year. As a result, further discussion is tabled until the June meeting. Motion to table made by Laurel Hoynoski, seconded by Cindy Porriello. Motion passed unanimously.

Rip-rap on East Shore beach. Cost estimate is \$2700. Jay would like to allocate up to \$3500 to complete this project. These funds are allocated in the current year budget. Motion to allocate the money for this project made by Bob Kiehm, seconded by Anthony Grandazzo. Motion passed unanimously.

Request to install an 8 ft fence at 378 Hidden Lake Road by Peter Lombardo. The fence will re-establish some of the privacy that will be lost by the removal of the 2 trees along the spillway. The fence will be 14 feet away from the spillway, on his property, not Association property. Motion to approve request by Peter after the trees are removed and according to section 52C of our bylaws made by Anthony Grandazzo. Motion seconded by Laurel Hoynoski. Vote was 6 to approve, 1 abstention. Motion passed.

Building Regulations: Four current members are in violation of section 52 of the HLA bylaws, regarding the need to provide plans for building, these four members will be receiving notice of this requirement.

2023-24 Proposed Budget presented by Bob Kiehm. See budget proposal. A motion to accept this proposed budget for presentation at the annual meeting was made by Cindy Porriello, and seconded by Heather Edelson. Proposed budget unanimously approved.

All proposed bylaw revisions were reviewed. Proposed bylaw amendments with the exception of 48A made by Laurel Hoynoski and seconded by Heather Edelson. This motion passed unanimously

### **General Discussion**

There was a lengthy discussion regarding the development and use of both proxy ballots and written ballots for all issues to be voted upon at the annual meeting. Concerns were expressed that measures are needed to assure the integrity of voting practices (only one member from a household casting a vote and proper identification of voters). Laurel Hoynoski volunteered to develop a master ballot for the meeting that would include Board positions up for re-election as well as Bylaw revisions.

Alan Stokke registered concern about the approval made earlier this meeting regarding approval for an 8-foot fence.

Linda Lamitola spoke to the arbitrary language in the proposed bylaw change regarding the length of time the lake can be drawn down and that she would like to see language that would accommodate changes in length of drawdown to allow for weather issues.

Frank Nunes expressed concern that committee meetings not always properly posted within seven days, and that they should be held at a public place. While the Board supports this stance and makes every attempt to comply, practical issues such as rescheduling meetings sometimes interferes with advance notice of meeting date/time changes. Laurel Hoynoski indicated that FOIA requires only a 1-day advance notice of committee meetings.

Motion to adjourn the meeting made by Anthony Grandazzo, seconded by Laurel Hoynoski at 9:50pm

Submitted by

Anthony Grandazzo