

HIDDEN LAKE ASSOCIATION
Regular Monthly Meeting
August 28th, 2017
APPROVED MINUTES

OPENING:

President Jay Cassella called the regular monthly Board meeting of the Hidden Lake Association to order at 7:05 p.m. on Monday, August 28th, 2017 at 420 Hidden Lake Road, the Porriello residence.

BOARD MEMBERS PRESENT:

Jay Cassella, President
Laura Jenner, Past President
Dale Fiore, Vice President
Alan Stokke, Treasurer
Scott Sherman, Board Member (Term Expires 2020)
Sheri Berger, Board Member (Term Expires 2019)
Carmela Della Mura, Recording Secretary

BOARD MEMBERS ABSENT:

Charlene Baulski, Tax Collector

ASSOCIATION MEMBERS PRESENT:

Cynthia Porriello	Rachel E. Meyer
Kathy Minkler	Ellie Morrison
Darlene Bailey	Brian Polak
Teresa Resnick	Hollie Rose
James Nicholson	Victoria Nicholson
Lori-Ann Hoberman	

A. APPROVAL OF MINUTES:

The minutes of the July 31st, 2017 monthly meeting were reviewed, corrected, and were approved and will be posted on the HLA website. A Motion to Approve the Minutes was made by Dale Fiore and seconded by Laura Jenner. So moved.

B. TREASURER'S REPORT:

Alan Stokke distributed copies of the budget to the Board for the month ending July 31, 2017 and went over the revenue received, the checks that were sent out and reported to all the Association's bank balances,

There was a Motion to Accept the Treasurer's Report by Jay Cassella and seconded by Carmela Della Mura.

C. TAX COLLECTOR REPORT:

Charlene Baulski was not present, but had reported to Jay that she is in the process of getting the bills together before September 1st when they will be mailed out.

She suggested sending a certified letter to Atty. Jonathan Watts regarding the tax sale of property on West Shore Drive, which property has a lien on for Association taxes. Laura Jenner explained that the Association has a bulk lien account with an attorney, and recommends that the attorney work to collect this lien. Jay will send the attorney a letter regarding this.

Jay stated that a questionnaire regarding contact information and information regarding boat stickers for all residents' boats using the lake would be sent with the tax bill.

A Motion to Accept the Tax Collector's Report was made by Scott Sherman and seconded by Dale Fiore. So moved.

D. SEPTIC REPORT:

Anthony Grandozzo was not present. No report.

E. ROAD COMMITTEE:

No committee. Jay Cassella explained the duties that the Road Committee would be responsible to do. The road repair information is up to date right now with work needing to be done, thanks to Dale and Jay.

While the President is considered a member of every committee, and will oversee the work done by the contractors, volunteers are needed to help.

Jay looked into an estimate from New England Contractors, but they don't seem interested in doing our work. Alan reported that the Comer Company did do repairs back in 2003, and they may be considered for this work. Dale reported that all the roads are now marked and this work will be done this year. It was agreed that chip sealing would not be done this year.

Jay then discussed the roadside cleaning. A lot of this cleaning has already started. Teresa Resnick stated that it is a big job and wondered if maybe a landscaper should be hired. Teresa said she would also be open to going around to the residents and asking for volunteers to do the landscaping.

Jay explained that part of being on the road committee would be getting volunteers and/or bids for landscapers to trim back on the roadsides and look into getting a snowplowing contractor.

There was an extended discussion regarding liability issues for volunteers working around the lake. Jay had looked into this issue and reported that there is no liability coverage for any volunteer that might get hurt. Jay reported that this

kind of insurance coverage is very costly and there was discussion suggesting volunteers might sign a waiver before doing any volunteer work. Jay did comment that he intends to keep on doing the work he is doing around the lake. Alan told Jay that there is no money allocated for landscaping or for the costly liability insurance for volunteers that might get hurt. Jay will talk with our attorney regarding this insurance issue. Jay suggested that the Association is also liable if anything happens because of the overgrown brush, and that the Association is liable either way. Alan reported that the Association has general liability coverage, but no liability coverage for volunteers.

Teresa then said maybe a licensed and insured landscaper should be hired, making sure we get an insurance certificate from them.

Jay reported that East Shore Drive has not been worked on yet, nor has Hilltop Road been trimmed.

Jay reported that on some roads, he has cut back three or four feet of brush that had been hanging over the roads.

Hollie Rose suggested getting the power company in to trim around the power lines. Jay said no objection to doing that. Teresa Resnick will call Eversource.

Darlene Bailey, suggested that the Association get waivers from volunteers, but the Board wondered if that would be enough to protect the Association.

Darlene volunteered to co-chair the road committee along with Brian Polak and Teresa Resnick.

Darlene asked Jay the name of our insurance broker to get information and also she will contact various landscapers and get estimates for doing this work. Hollie Rose suggested asking the landscapers if they provide snowplowing services.

F. LAKE REPORT:

There was a lake meeting held to discuss treatments and Scott received a report and said Anthony Grandozzo gave him good information from this meeting.

Victoria Nicholson reported that when she spoke with DEEP, they were reading from a report regarding mapping and vegetation that was done maybe in the 1930s. DEEP has not been out to view the lake.

Dredging, hydro-raking, and chemical treatments were all discussed. The hydro-rake costs \$60,000 and someone suggested sharing the use of this

machine with another lake so we would only pay half of its cost. During discussion that was thought not to be a good option as we run the risk of bringing in other types of weeds and possibly changing the wildlife habitat around the lake. Hydro-raking would be less costly than dredging. Dale said if we do buy a hydro-rake, it would be owned by all the residents of the Association, so in case of injury, you wouldn't sue yourself. Laura questioned that. She said that the Association could be sued if a volunteer is hurt. Alan said there should be something in writing before any work was done and Jay said that he would check with the insurance company. Laura said that if we do buy a hydro-rake, we would need liability insurance.

Brian Polak suggested that landscapers might be interested in purchasing the silt if we dredged the lake, but Jay has already looked into that and they are not interested.

Solitude reportedly charges \$1,000 to map the bottom of the lake, which Scott Sherman thought was a good price, although it would not include identifying the weeds in the lake. There was no estimate given as to the price of identifying where the weeds are in the lake. Victoria reported that DEEP suggested that we get a report from Solitude to identify what weeds we have. Scott said we are aware of where the stumps are and where the lily pads are.

It was reported that the cost of dredging the lake ranges from \$16,000 for one area to \$102,000 for the whole lake.

Darlene Bailey suggested a conference call with DEEP, Solitude and the lake committee for a discussion regarding the different treatments.

Jay stated that Anthony Grandazzo was not present, and his input should be considered. Hollie Rose again discussed hydro-raking, but Scott said it really doesn't remove anything but weeds and a little muck and Scott stated that a mechanical raking was done a while ago.

Dale Fiore then stated that there are too many things we have to consider; i.e., mapping, dredging, removing stumps, identifying weeds, etc., and at this point it is too late to do any of it. The lake discussion was tabled. Jay recommended another lake committee meeting to discuss options.

Sheri Berger attended a meeting held by the State concerning lakes. They discussed the pros and cons of lowering lakes. She said it was reported that if we lowered the lake for a period of time, the sunshine might make the plants grow further out due to the warmth and sun exposure. Jay would like to lower the lake up until January 1st, long enough to clean everything and to allow the lake to dry out and kill the weeds. Jay mentioned that other lakes are lowered until March. Scott stated that if there is no freeze, the weeds in the lakebed will grow bigger but if there were a freeze, it would kill the weeds.

Jay wants to purchase two batteries for the weed cutter and barge, as he still intends to do work in the lake.

DAM COMMITTEE: Jim Kearney was not present. Jay has connected Jim with past dam committee member, Lloyd Pearson, to get information. Jim and Jay have located the key for the dam. Also, the spillway cleaning has yet to be finished and one of the homeowners, Lori-Ann Hoberman was present. The spillway needs to be cleared back 30'. Lori-Ann was not aware of the extent of the clearing that needs to be done.

Also, Lori-Ann reported that there were two trees that were marked to come down on the spillway and only one was taken down. At the same time the first tree was taken down, a branch had come down on one of the beaches and hit a resident's car, and that had to be addressed first before the second tree could be taken down. Phil Porriello suggested that any tree in the spillway that could potentially cause a problem with the working of the dam needs to be cleared. Jay will check with Jim Kearney and discuss this.

Also, the Dam Emergency Plan needs to be kept updated, and our engineer Carl Asimovic is involved with this.

G. BY-LAW COMMITTEE:

No report. Darlene Bailey has volunteered to head up this committee. Dale suggested that the by-law committee would keep the Board on track and address any proposed changes at the Association meetings.

H. AUDIT COMMITTEE:

Sheri Berger reported that she is waiting for information from the Tax Collector.

I. WEB REPORT:

WEBSITE: Alan Stokke reported that the website is up to date. Jay reported that two emails from the website were forwarded to him regarding potential buyers of property on the lake.

FACEBOOK: No report.

J. SPECIAL PROJECTS:

Jay stated that drainage would be discussed at the next meeting. Jay reported that John Baulski would forward information that he has to him regarding the lake and drainage on East Shore Drive.

OLD BUSINESS:

Alan reported that the engineer's report concerning the causeway was forwarded to the Town Selectwoman and reportedly there is no problem about not raising the road on the causeway.

Jay reported the boat stickers are in and the questionnaire and letter regarding the stickers and how to register them are going out with the tax bills and once this information is received, the stickers will be mailed out.

Alan suggested this information be posted on the HLA website.

NEW BUSINESS:

The tree reported at last month's meeting by Clinton Shrader of Beach Road has been cut up and removed.

Jay then asked all present if having the meetings on Mondays is okay with everyone and stated that we are looking for a venue for our next meeting, either Brainard Library, the community center, or Burr Hill Elementary Library, and Cindy Porriello will handle finding the venue.

Dale stated that Jay posting the newsletters at the mailboxes and the signs telling residents of upcoming meetings was a great idea.

Teresa Resnick again brought up the lowering of her taxes on four lots that she owns and she was told that that has to be done through Town Hall. Jay suggested that we address that at another time.

AT 8:22 P.M. A MOTION TO ADJOURN WAS MADE AND SECONDED. THE REGULAR MONTHLY BOARD MEETING OF THE HIDDEN LAKE ASSOCIATION HELD ON AUGUST 31st, 2017 WAS ADJOURNED.

THE NEXT REGULAR MEETING OF THE HIDDEN LAKE ASSOCIATION WILL BE HELD ON MONDAY, SEPTEMBER 25th, 2017 AT 7:00 P.M. AT A VENUE TO BE ANNOUNCED.

Respectfully submitted,
Carmela Della Mura
Recording Secretary