

Minutes for HLA monthly meeting of September 29, 2025 (DRAFT)

The meeting was called to order at 6:32 PM by vice president Brian Polak.

BOG members absent: Mary-Beth Russo and Heather Edelson.

BOG members in attendance: Brian Polak, Frank Nunes, Bob Kiehm, Sheri Berger, Cynthia Porriello, Carolyn Chalifoux, Jay Cassella.

HLA members in attendance: Jill Carey, Alan and Sharon Howell, Betty Barsevich, Keha Esposito, Celeste Benoit, Alan Stokke, Patricia Donahue, Charlene Baulski.

Motion to wave the reading of the minutes from the August monthly meeting was made by Bob Kiehm, the motion was seconded by Frank Nunes and passed unanimously. A discussion of the minutes followed. It was noted that some minor grammatical corrections need to be made. Also, the section of Lake and Dam report that reads "elevated levels" will be changed to "slightly elevated levels". A motion to adopt the minutes of the August HLA monthly meeting was made by Bob Kiehm and seconded by Frank Nunes, it passed unanimously.

The floor was open to discussion, Alan Howell noted that the Japanese Knotweed near the causeway by his home is coming back with a vengeance. Keha Esposito wanted to make it known that the pine tree stump from the tree taken down on Lone Pine Road this Fourth of July continues to be a hazard and should be addressed, Brian Polak indicated he would take a look at it and discuss the situation with HLA President Mary-Beth Russo in order to explore how to address it. The suggestion of placing a planter on top of it was made as well as grinding down the stump.

Treasurers report was presented by Bob Kiehm, he reviewed all the income and expenditure line items. He also noted that this prior month there were greater than normal expenditures in large part due to a \$11,688 payment for the general liability insurance as well as a \$5,610 payment for pumping of a series of septic systems throughout the association. It was noted that the association was able to hold the cost of general liability insurance to a very modest increase of only \$298 over last year's rate. After considering various agents and policies, it was decided to remain with the same agent. Total income for September was \$2,699.92 and total expenditures was \$18,780.48. The bank balances closed out the month with a combined balance of \$191,220.91. A motion to accept the Treasurer's report was made by Sheri Berger and seconded by Frank Nunes, the motion passed unanimously.

The Tax collector report was presented by Sheri Berger, she went over the recent tax receipts and outstanding bills, a motion was made to accept the Tax collector's report by Carolyn Chalifoux and seconded by Frank Nunes, the motion passed unanimously.

Lake and Dam committee report made by Jay Cassella, he indicated that the Pond & Lake Connection report indicates that the increased levels of vegetation on the lake are not a contributing factor to the higher bacteria levels in the lake water. Water testing continues to be done with Sechi disc and other testing measures on hand. Discussion continues regarding the

throwable life-saving rings, this includes consultation with other lakes and their experiences with the technology. Discussion of Hydrilla is ongoing, the Board of Governor's previously approved signage, which is in the process of being installed. AIS stickers are still in discussion, there is no clarity from the state on what their purpose is or how to implement them, they are hoping to get clarification from the state based on emails sent out.

Road Committee: no report

Aquatic and Wildlife Committee: Keha Esposito indicated that their next meeting is pending scheduling. They have been earmarking various tasks and projects for this Fall, including plantings around the lake. Their newsletter came out in August. They are looking to support the local owl population, which includes at least three different species. There are various nesting boxes in place around the lake. She wanted to give special thanks to Laurel Hynoski for the support she provided the committee through her recent Sip and Paint fundraising event.

Septic Report by Charlene Baulski, she indicated that 17 pump outs have been completed and there are four additional properties that are currently scheduled. Six more properties still need to be scheduled. So far, the septic company reports that things have been going well and homeowners are expressing satisfaction with the new provider. They are using a three-color system, consisting of red, yellow and green scores, based on the conditions they find at each septic. Green indicates a septic in good condition, yellow means that the septic was noted to have minor issues that should be watched for developing any potential problems and Red indicates that there were issues noted and there is a potential failure looming, action needs to be taken. Thus far, reports indicate that the provider is finding many units with a lot of built-up sludge. The levels of old sludge buildup leads them to believe the prior provider was not doing a good job of clearing deep down and into the corners, the new provider has been doing a lot of back flushing to thoroughly clean out the units. One unit at 32 white Birch Trail has been removed from the pump out list because there is no dwelling on the unit any longer.

Entertainment Committee report by Carolyne Chalifoux, she conveyed to those present that per Mary-Beth Russo's request she is advising the community about an upcoming pumpkin carving and painting event to be held October 12 at 2 PM at 16 W. Shore Dr, also known as Tiger's home. It is a BYOP event, that is "bring your own pumpkin".

Bylaw Committee report was presented by Brian Polak, he indicated that they are close to finalizing updates on several different sections of the bylaws. The sections in question are sections two, five, 30, 46 and 49 as well as a section on intellectual property, section C. They are hoping to have these up for a vote at the next HLA meeting. He indicated their meeting minutes have not yet been posted.

Webb and Social Media report: There is no report today,

New Business: an update was provided on the liability insurance status for the Association. A competitive process was held, two other quotes were received in addition to our current provider. One of the quotes was \$3,000 more expensive and the other one was four dollars lower. The decision was made to stay with our current provider. During the process some

questions came up about the need for a special rider for coverage regarding the dam, it was eventually determined to not be necessary as any problematic release from the dam would not cause downstream damage as it is all wetlands on the other side. The current policy was renewed.

There were three requests for fence installations by Association members.

- The first request came from Pat Fraser at 5 3rd Ave. He is requesting a dog fence approximately 4' Tall and 15 feet off from the property line. A motion was made to accept the approval of the fence request by Bob Kiehm. It was seconded by Jay Cassella and passed unanimously.

- The second request was made by Rob Archer of 112 Shore Dr, he requested permission to install a split rail fence with chicken wire, A motion to accept the request was made by Jay Cassella and seconded by Cynthia Porriello, the motion passed unanimously.

- The third request came from Alan Battis who requested permission for a proposed fence around the perimeter of his lot abutting 102 East Shore Dr. and Third Avenue. This would be a split rail fence set back approximately 10 feet from the road and running the full perimeter of the yard. A motion to approve this request was made by Bob Kiehm and seconded by Cynthia Porriello and passed unanimously.

Discussion shifted to Phragmites and how to address their growth throughout the lake. They appear to be coming back strong. The Pond & Lake Commission has been contacted and they are recommending that the lake be treated this Fall at a cost of \$1,850. Bob Kiehm indicated that money in the budget would have to be moved around in order to afford this expenditure. A motion was made to discuss the matter by Frank Nunes and seconded by Sheri Berger. The matter was discussed, including implications of not authorizing this treatment. It was noted that this Phragmites would not die in the cold winter weather without treatment. The treatment course is typically a three-year rotation, followed by monitoring and resuming of treatment once it returns. The areas of Phragmite infestation are growing significantly this past year, it was noted that the treatment is specific to Phragmite would not impact the Cat Tales that are often interspersed within them. The last time the treatment was completed we had some mixed results, it appears the Phragmites returned fairly quickly. Cynthia Porriello wonders if property owners applying lawn fertilizer is a contributing factor to this, we will inquire with Pond & Lake Commission. There seems to be a consensus that conducting this treatment without direct intervention by waterfront property owners is somewhat futile. For best results all lakefront properties should cut back the stalks once they are dead and even better, pull the roots out from the water. Brian Polak indicated that he was able to control them around his property fairly well by cutting the stalks and treating the stems. It was noted that Fall is the ideal time to conduct the spray treatment as per the Pond & Lake Commission. The treatment was last completed in 2023 and so it's been two years since the last treatment, questions remain if we engage on another three-year course of treatment how many years of relief will we get from that. Carolyn Chalifoux is very concerned for the health of the lake and advocated strongly for the approval of this treatment, the BOG agrees that the health of the lake is of paramount importance to our community, there just needs to be a balance of risk / reward versus the cost of the process which is nearly \$6,000 over a three-year period. It was noted that the Pond & Lake quote does not include removing any of the Phragmites from the lake. It is only for spraying the pesticide. It was discussed that establishing a work committee may be helpful in

stemming their spread and growth. It was also noted that this year, the lake is not scheduled to be lowered. It was also noted that information should be disseminated that if the Phragmites are treated, they should not be cut as they need to remain intact in order to draw the pesticide to the roots in order to kill them. The best time to cut them would be before they flower in the summer, but if treated it usually takes about a year for them to die.

A motion to spend \$1,850 for Phragmite treatment was made by Carolyn Chalifoux, the motion was seconded by Frank Nunes and passed unanimously.

The floor was open to general discussion: No items were brought to the floor.

A motion to adjourn was made by Jay Cassella and seconded by Carolyn Chalifoux, the meeting was adjourned at 7:35 PM

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