

HLA monthly BOG meeting held on Monday, November 27, 2023. The meeting was called to order at 6:35 PM by President Jay Cassella.

Attendance by Zoom : Jerry Pearson, Mary, Jill Carey, Marybeth Russo, Karin Bullock, James and Victoria Nicholson, Bob Kiehm, Laurel Hoynoski, Lloyd Pearson.

Attendance in person : BJ Choitner, Linda Lamitola, Alan Stokke, Joe Muraca, Alan Howell, Jean Casella.

All BOG members were in attendance with the exception of Heather Edelson.

-The floor was open to general discussion with Alan Stokke speaking about the plowing contractor status. He was advised that the board is looking to carryover the contractor from last year. Mr. Stokke also expressed concern regarding the missing minutes for the special meeting of June 2021 at which some bylaw changes were made. He reiterated that there is no record of that meeting at all. He questioned if those changes would be legal given that there is no record of the meeting or the changes being approved. There is also no apparent record of the meeting minutes having been approved at any of the following meetings. He noted that those changes may have to be redone and reapproved. President Jay Cassella indicated that he would look into it further and that if necessary, the Bylaw Committee would discuss options and decide on a path forward.

-Approval of Minutes for the October 2023 BOG meeting. Sheri Berger, Tax Collector indicated that the minutes as submitted have the wrong spelling for the word "lien" and that would need to be corrected. That is the only correction necessary. Cindy Porriello made a motion for waiving of the reading of the minutes, Brian Pollock seconded the motion, the motion passed unanimously. A motion was made by Frank Nunes, and seconded by Cindy Porriello to accept the minutes with the changes, the motion passed unanimously.

-Treasurer report by Bob Kiehm who read the report out loud. A full report was submitted for the record by email. Mr. Kiehm indicated that there was a total of \$6,292.98 in expenses for the month of November 2023. He provided a breakdown of expenses which included supplies, beautification, electricity, property maintenance, and septic tank pumping for the final 14 homes. He indicated the current balances on hand are \$7,895.07 in checking, \$40,275.84 in savings, \$29,354.31 in money market and \$76,219.21 in a one-year CD at Webster Bank for a grand total of \$153,744.43.

-Tax Collector report by Sheri Berger. She indicated that there have been no changes since the last report of October 2023. A written report was provided by email for the record.

-Septic report, President Casella spoke to the septic situation as Anthony Grandazzo was not present today. He indicated that they are awaiting the final reports from the pump outs and inspections, but that all homes have been completed for the year.

-Road Report, there is no report at this time.

-Lake and Dam report, there is no report at this time, the committee did not meet this month.

-Aquatic and Wildlife Committee report, Marybeth Russo indicated that they did not meet this month and there is no report. It was however noted that additional plantings have been completed at Shore Beach, including 13 plants and one bush installed at the pollinator garden.

-Bylaw Committee report by Bob Kiehm, he indicated the committee did not meet this month, and there is no report.

-Audit committee report by Alan Howell, there is no report this month.

-Web and Facebook report, there is no report this month.

-Old Business: There has not yet been a response from any other contractors on the request for quotes regarding catch basin cleaning.

-New Business: Leaf removal and roadside clearing. The catch basins were recently found to be completely covered and blocked by leaves. With this last recent storm, it led to some erosion of the roads and culverts. President Cassella indicated that it would be very beneficial if homeowners were to keep the area near their home clear of leaves as they fall, and to make sure not to clear their yards into the roadside or culverts. Many members had been doing this in the past. If homeowners are not able to take on this responsibility, it will be required to hire this out at a substantial cost to the Association. The question was posed as how to best approach and or encourage Members on this issue. Brian Pollak suggested that we send out another email reminder. It was also noted that it could be made part of the Road Committee responsibilities. Jay indicated that thus far we have been unable to get the necessary volunteers for the Road Committee as it stands, adding more responsibilities would likely not help. It was also mentioned that purchasing a road blower could be a possibility, but that would then put the leaves back onto member properties and would not be a good option. It would also raise issues of where to store and how to operate it. Frank Nunes proposed that the Association seek a quote as to the cost to hire a contractor to be responsible for monitoring and clearing roads and culverts as necessary during the leaf season, and that we let homeowners know what the impact of such a contract would be on their property taxes, as this may be an information point and motivation for homeowners and Association members. Jay Cassella indicated he would seek a quote from one of our contractors. Jay indicated that he would send out another email in the meantime.

-General Discussion: Floor was open to the membership, Karin Bullock suggested it might be a good idea to hire out this leaf clearing as not all Members are able to or willing to clear the area themselves. Some are not year-round residents, others are vacant properties, and some others are physically unable to do so. Karin feels that this

would be the fairest way of resolving the issue and would provide the most accountability. BJ Choitner suggested that this message to the Association members be made urgently. Marybeth and Jill agreed that this is an ongoing issue and a big responsibility for homeowners to handle on their own, and that it would best be to put it out to a contractor. They noted that there are only so many places for Members to put leaves if they are not taken away by a contractor. Bob Kiehm suggested that in his opinion, the cost is likely to be quite substantial, and that it may be feasible to buy a commercial vacuum for this purpose but then who would operate it? It would need to be towed by a truck and where would the leaves be dumped? Laurel Hoynoski suggested that we may consider paying an Association member a fair amount to take on this responsibility if someone is interested. President Casella does not believe that we can do anything which involves tax revenue credits to Association members, he also pointed out that this person would have to be insured if this were to be considered a legal contract. BJ Choitner reiterated that more frequent reminders could be helpful. Marybeth Russo spoke about an article she recently read and which she will send to Jay so that he may send out with his notice to Association members. The article speaks about the process through which leaves breakdown and in doing so create a dangerous amount of phosphorous which contributes to algae blooms. It notes that mulching can be done in a beneficial way but only if the leaves are placed in an appropriate area that is free from runoff into the lake. Jay indicated he would send out the article with this upcoming email reminder.

Laurel Hoynoski made a motion to adjourn the meeting and Cindy Porriello seconded the motion to adjourn at 7:06 PM. The motion passed unanimously.