

Hidden Lake Association Meeting Minutes

November 1, 2021

Board Members in Attendance

Jay Cassella Bob Kiehm Cindy Porriello Heather Edelson
Anthony Grandazzo Sheri Berger Victoria Nicholson Jim Kearney

12 Association Members in attendance

Meeting called to order at 6:36PM

- Motion (Anthony) to waive the reading of the minutes; accepted and approved.
- Motion ((Sheri) for approval of Minutes from September Meeting; accepted and approved.
- Floor opened for General Discussion- Question raised on a septic concern for property located on White Birch rd. Concern moved to Septic report agenda.

Treasurers Report- Bob Kiehm

Motion (Victoria) to approve/ accept **October Budget** Accepted for posting

Tax Collectors Report- Sheri

Tax Collector's Report - October 2021	
2021 Current Tax:	\$60,525.05
Total Current Tax Collected:	\$55,127.33
Back Taxes/Interest/Fees Collected:	\$1,453.38
Total Collected:	\$56,580.71
October deposits:	\$494.45

Currently 15 properties not current with tax payments Notices being mailed out to delinquent properties

Motion (?) to accept Tax report; Accepted

Septic Report- Anthony

34 properties pumped YTD; 2021 list complete, exceeded budgeted amount for 2021

Road Report- Jay

Follow up needed on the snow removal contract for this winter season

Lake Report

Meeting held on 10/18/21 guest speaker attended and provided information on lake H2O content along with options to reduce the buildup of lake sediment. Options included air diffusers and chemical treatments. Some of the options will drive an increase in utility expense estimated \$100 per month. Lake committee will create a formal proposal with details on viable options. Entertaining additional companies for options and proposals.

Wildlife Management Committee

10/14/21 meeting held, lake residence continue to have access to materials needed for tree wrapping.

Co-committee meeting between Wildlife committee and Beautification committee held to collaborate on joint efforts to improve lake community.

Beautification Committee

Collaborating with Wildlife committee

Bylaw committee-

Camping/ unregistered vehicles following up on resolving issues and process to handle moving forward.

Audit committee- No report

Website/Facebook update- No report

Old Business-

Dam inspection needed

Motion to approve \$2,600 for inspection fee (Bob) motion approved

New Business

- 1) Tree trimming on Cross rd; need additional information for BOG to discuss if action is needed
- 2) Bi Law enforcement, letters were sent to property owners that have unregistered vehicles and or campers on their properties. Currently no responses have been received from the property owners. The BOG will need to determine future action steps based on the bi laws and HLA charter to impose a penalty for violations until rectified. Follow up letters will be sent via certified mail to residence with current violations.

General Discussion

None

Meeting adjourned 7:57PM

Member sign in sheet

11/1/21

NAME	EMAIL
Kerri Wilson	
Kaha Esposito	
Eleanor Parriello	
James Nicholson	
Pam Howell	
B.J. Chotiner	
Joe Munca	
Janin Burnett	
Jean Cassella	
Jill Carey	
Sandy Kiddm	
David Chalifoux	



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From the desk of the President

September 8, 2021

Paul & Charlotte Knickerbocker



Paul & Charlotte

It has been brought to the Board's attention by fellow Association members, violations involving campers and tents being used on 74 and 78 Shore Drive. This violates the Hidden Lake By-Law, Section 51-A:

At no time shall camping of any sort be permitted within the confines of the Hidden Lake Association.

The larger issue here is irresponsible camping due to inadequate facilities. This negates the request brought forth by a request from the Board of Governors to comply with:

Safe sanitation practice during the summer holiday season – Complaints were received last year due to sanitation and sewage concerns, specifically with the July 4th parties located at the properties of 74 & 78 Shore Drive. Noted properties do not have adequate septic system facilities for high volume usage. Board agreed that a letter be drafted and sent strongly urging the property owners to supply "porta potty" sewage disposal for healthy and safe sanitation to handle any expected high volume.

Since this subject was brought up, you have complied during your annual July 4th family gathering. For this we thank you. Unfortunately, this practice of "safe sanitation" has not continued during other gatherings which has resulted in eye-witness accounts of persons urinating and defecating along the backside of the shed while camping overnight.

Effective immediately, the HLA by-Law regarding no camping will be enforced. There is to be no camping of any kind on Hidden Lake.

F.Y.I. The HLA by-law committee is in the process of proposing amendments to section 51-A in order to allow for camping with strict restrictions. This amendment will be brought in front of the Association at the May 2022 Annual Meeting for vote.

Sincerely,

Jay Cassella / President
HLA Board of Governors



P.O. Box 401 Higganum, CT 06441

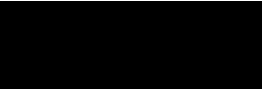
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From the desk of the President

September 8, 2021

Kathleen Stakey



Kathleen Stakey

It has been brought to the board's attention, possible infractions to Hidden Lake Association By-Laws occurring at 78 West Shore Drive. This involves:

Section 50-A:

It shall be unlawful for any owner, lessee or tenant of any premises within the Hidden Lake Corporate limits to park or store more than one unregistered motor vehicle on said premises.

There appears to be 4 or more unregistered vehicles including two camper type vehicles, a vintage Impala and other vehicles without registration plates. Please supply proof of registration of these vehicles within 10 days of the date of this letter.

The Hidden Lake Association has the right to fine any member in violation of our By-Laws.

Section 43-A.

Any violation of any Association ordinance is subject to a fine of \$25.00. If any violation is not rectified to the satisfaction of the Board of Governors, they may impose additional fines until such violation is corrected. An action may be brought before a court of law.

Please comply as soon as possible,

Jay Cassella / President
HLA Board of Governors



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From the desk of the President

October 31, 2021

To all board members,

In September, three letters were sent to three different association members who are potentially in violation of our by-laws. These letters have been completely ignored by these members and are subject to fines.

Below is a list of by-laws in question:

Section 50. Cars shall not be parked on any road, avenue or street all night between 1 A.M. and 6 A.M.

Section 50-A. It shall be unlawful for any owner, lessee or tenant of any premises within the Hidden Lake Corporate limits to park or store more than one unregistered motor vehicle on said premises.

Section 51. Mobile homes and camping vehicles shall not be set up and used as living quarters within the confines of the Hidden Lake Association.

Section 51-A. At no time shall camping of any sort be permitted within the confines of the Hidden Lake Association.

Our by-laws also state:

Section 43-A. Any violation of any Association ordinance is subject to a fine of \$25.00. If any violation is not rectified to the satisfaction of the Board of Governors, they may impose additional fines until such violation is corrected. An action may be brought before a court of law.

In these cases, the members addressed in these letters are subject to the initial fine of \$25.00 per incident. Because these letters were ignored, additional fines must also be imposed and the board needs to decide the monetary action for unrectified violations.

Jay Cassella / President
Hidden Lake Association