Hidden Valley Homeowner’s Association

Board Meeting June 3, 2023

Attendees: Gail McDonnell, Bill McDonnell, Ted Newman, Tom Rooney, David Sharp, David Silen, Carol Earle, Ed Davis, Kate Wilson, Scott and Tammy Ducharme, Carol and Bill Follansbee, Pam Whelton, David Smith, Bob and Donna Shockley, Ted Sayce, Bill and Linda Worthen, Craig and Susan Dreyer, Nancy Arsenault, Mercedes Tyler, and Judy Leeds

Remote Attendees: Andrea Bonner, David O’Brian, Matt Giovanizzi, Peter Kilcommons, Kathy MacPhail, and Christine Avino,

Meeting Started at 10:05 AM. Board President, Ed Davis welcomed everyone back for the summer season.

1. Environmental Report by David O’Brien

We will have a second review by the NH Environmental Biologist as they catch up on COVID related water surveys. We will be testing the water, as we did last year, in June, July and August. David would appreciate help with the upcoming July and August visits. Discussion ensued regarding the importance of regular septic maintenance. The presence of e coli is best addressed with regular septic pumping every year for older systems close to the pond and no more than every three years for newer systems. In addition, any use of phosphate products is very damaging and highly discouraged in HV. Other lakes/ponds in NH have had considerable damage to the health of the water because of fertilizers.

1. Web Site Update by Judy Leeds on behalf of Eric Santangelo

The new website template is built and approximately 40% of the content has been migrated over. There will be a small increase to the budget going forward to support the new, more dynamic website ~~that allows for a “Members Only” page~~. Discussion regarding the importance of maintaining our URL for Beach Pond/Beach Pond as well as ensuring that the appropriate testing is done in advance of the final cut over to the new website occurred.

1. Recreation Report by Gail McDonnell

The Spring clean up is complete, flowers are in, the stairs at Second Beach have been reset, the marina and swim platforms are in, the courts are operational. A request was made that any boats/kayaks that are lying on the Beaches please be moved to the assigned spots on the racks. Help is available, if necessary, please contact Gail if you need assistance. In addition, August 12, was identified as the tentative date for the HV Association picnic. Lastly, a recommendation was made to add a railing to Second Beach to facilitate egress. A bid of approximately $5,103 was received for the approximate 120-foot railing.

1. Roads Report was provided by Ted Sayce

It was a winter of extremes in HV, and our roads benefited from all the preventative maintenance we continue to fund and complete. Recent snow totals have created the need to ensure adequate access for emergency vehicles, postal vehicles, oil trucks and safe car passage. Discussion ensued regarding our current provider and the need to consider a new vendor with “wing plows” that provides the width necessary to ensure safe and timely access. Ted has gotten three bids for snow plowing for the next winter season, inclusive of the current vendor Mr. Pineo ($18K for 3 years), as well as bids from JJ Earthworks ($19.8K for one year) and Tuftonboro Construction & Development ($24.5K for 3 years) After some discussion a vote was taken to go with JJ Earthworks who has committed to the usage of a wing plow. Since the speed bump at the corner of Valley Rd and Ridge was removed last fall when the road was paved be aware this is an uncontrolled four way intersection so please slow down.

We then discussed the challenges associated with the speed bump on Heritage Road. It has created safety issues for snow removal vehicles as well as for large trucks and community members. During the winter, it is difficult to see and slow down in time to avoid potentially going off the road. A significant discussion ensued, and a recommendation was made to shim down the current speed bump to see if that rectifies the problem as well as ensuring adequate visibility of the speed bump signage. In addition, the has been a request to consider additional speed bumps on Hidden Valley Drive near the marina as well as on Hidden Valley Road. We have some temporary speed bumps in storage and those will be considered as well to address the new needs for additional speed bumps.

Ted also noted that both the budgets for culvert work and road maintenance are under budget for FY 23.

In addition, Ted outlined his proposals for the FY 24 budget inclusive of paving and road work for Aspen Drive, potential culvert work at the corner of Ethan Allen & Hidden Valley Drive. It is expected that these decisions will be addressed at the upcoming June 24, 2023, HV Board Meeting when we anticipate finalizing the FY 24 Budget. A reminder to all members to please keep your culverts clean and in good working order.

Lastly, Ted shared his experience with AED training and recommended we consider including the purchase of an AED (or AED’s) in the FY 24 Budget. Significant discussion regarding training, location, liability, cost, etc. ensued.

1. Treasurer’s Report was provided by David Sharp.

David briefly summarized our YTD financial performance and indicated that not all expenses are reflected in these draft statements.

David also requested that for any vendors/service providers engaged by HV, that we get a W-9 as well as a Certificate of Insurance. This is a requirement of our insurance providers.

An update on our newly introduced collection process for delinquent dues was provided. We began the process with six owners that are significantly delinquent. We received payment (or payment plan) for two of the six owners. The remaining 4 owners who have not responded have received a legal judgement that places a “perfected” Lien in place by HV.

A question was asked regarding the investment options (CD’s) for the capital reserve fund. Dave is going to research our options.

Lastly, David requested all input for the FY 24 Budget need to be into him immediately so that he can complete a draft of the FY 24 Budget for discussion at the upcoming June 24, 2023, Board Meeting.

1. New Business.

Judy Leeds read an email submitted by a resident discussing options regarding short term rental (under one week) restrictions. Follow up to that discussion included checking our Bylaws regarding our rights as a homeowner association to influence/enforce rental restrictions.

Lastly a question was raised regarding the maintenance of the snowmobile trails. A discussion ensued regarding the use of any private property as a part of these trails as well as any resultant insurance liability.

1. Our next Hidden Valley Board meeting is scheduled for June 24, 2022, at the Tuftonboro Library 221 Middle Rd. Center Tuftonboro 10 AM-Noon. (NOTE THE CHANGE IN LOCATION)
2. The meeting was adjourned at approximately 12.35 pm.

Respectively Submitted,

Pam Whelton for Kathy MacPhail