

Hidden Valley Home Owners Association
Annual Meeting Minutes
July 7, 2018
Tuftonboro Town House

Meeting began at 10:05 AM

Board Members present – Ed Davis, Dottie Endres, Bob Shockley, David Smith, Pam Whelton, David Sharp, Jim Minieri, Ron McCracken, Geoff Blackett, Mercedes Tyler, and Janice Michaud

HVPOA Members in Attendance: Bill Endres, Bob and Lyn Ness, Carol and Bill Earle, Steve Orzechowski, Tom and Kathy MacPhail, Joanne Crowe, Roger and Mindy Smith, Eileen Kleinberg, Pam Wilcox, Eedee Dopp, Donna Shockley, Tom and Joyce Rooney, Sheila Smith, Andrea Bonner, Jerry Wilson, Carol and Ted Steinman, Frank and Sue Cannon, Linda Davis, Michael Michaud, Jane Hernandez, and William and Linda Worthen

President's Opening Remarks

Ed Davis, HVPOA President, asked each member of the board introduce themselves. He then asked that any new members introduced themselves and welcomed them to Hidden Valley. He also recognized Chuck Wilcox, who was not present due to health issues, and thanked him for all he has done over the past years for our association.

Minutes of HVPOA 2016 Annual Meeting

A motion was made to approve the minutes of the 2017 HVPOA Annual Meeting. The minutes were approved unanimously.

Village District Report – report by David Smith

Our Village District exists in general to preserve our greatest asset, our Pond. Its focus in doing so is meeting the standards set by the State in conjunction with the Army Corp of Engineers.

As most of us know, with the death of Bill Kaiser, former Commission chair, the Village District – reporting etc. lapsed – and as a result our Village District and its associated powers ceased to exist.

Tim and Sarah Christian jumped into that breach, reconstructed three years of records. Tim stepped into the position of Commission Chair and Sarah took on the responsibility of Clerk. They were then joined as Commissioners by Laureen Hadley and Stan Janesko in conducting operation and meeting compliances.

Then came the big issue with the state together with the Army Corp of Engineers dictating that either the dam/spillway, and in particular, the earthen extension of the dam be brought up to their standards or it would be pulled. As this response was launched, Tim turned to Stan to direct and monitor what needed to be done to meet those standards. Stan did so and under his constant monitoring, meeting every challenge that appeared and demanding while at the same time supporting the contractor in acting as Clerk of the Work. We now have a most impressive system that should enable us to preserve our number one asset for the next 150 years or so.

It is said that volunteerism is becoming all too rare. We owe Laureen, Tim and Sarah and the grand finale, Stan, a huge debt of gratitude.

And then came the following challenge. To that question of continuing volunteerism, as Tim, Sarah, Laureen and Stan, having put both the District and the dam into place, have all retired, Tim and Sarah having put in an extra year to see the project through and Stan (and Christine) moving back to NY.

All gone – the threat being we could lose the District and all it has meant to us – that challenge went out and at the District's last meeting that change was met BIG TIME with Geoff Blackett, Tom MacPhail, and Steve Orzechowski, in appreciation of what had been brought into place and what it meant to all of us, stepping up to fill those positions.

Committee Reports

Treasurer's Report – David Sharp

Dave's report was taken out of order to be presented during the business portion of the meeting.

Roads Report – Ron McCracken

We had a decent amount of snow cover this winter, and a couple of ice storms early in the season. There was a very deep freeze at the end of December that caused frozen pipe issues throughout the area. Sand barrels were again placed at problem areas.

The snowmobile access trail at 2nd beach was well used this year, and again, the stone work was fenced off for the winter.

Crack sealing, (hot tar), was done as a maintenance project on several roads, and that practice will be continued this year. We also paved Valley Rd. from Ridge to the Loop, and paved and widened Ridge, (from Valley to Aspen). The culvert at Bishops Gate and Heritage was also replaced.

No overhead tree trimming was done this past year, however, we do have plans to resume tree work this year. The roads were swept in the Spring, (thanks to Ray Graham for taking the sand). And a call went out for volunteers to paint the speed bumps the following week.

Environmental Report – Geoff Blackett

Geoff reported that a summary of the test results taken of the water of Lower Beech Pond has been posted on the HVOPA website. No e-coli or phosphorus concerns existed. Two more samples will be done this year. The June results showed very low levels of e-coli, and the water is looking really good.

To view the water testing results go to our website at:

<http://www.lowerbeachpond.com/lower-beech-pond-quality.html>

July water sampling was just done. Volunteers for sampling are always welcome. Geoff also informed members that there are water restrictions, i.e. washing cars, watering plants and lawns, etc.

Joanne Crowe also suggested that members should notify the Lakes Region Water Company if they see any leaks. The LRWC has been very responsive to these reports.

Recreation Business – Chuck Wilcox (Due to Chuck’s absence, Ed Davis gave his report)

The new docks are great. Second Beach will be completed with the final details this summer. The renovations to the Overlook have been completed. An additional picnic table and bench will be installed. Bill Dawson will be replacing the fence. Pam, Chuck’s wife, reported that Chuck will be able to oversee the picnic this year, but he will need lots of help.

Dave Sharp reported that there is no room for additional kayak racks at 2nd Beach, and 33% of the slots are empty. He asked that anyone who does not need their assigned rack to please let the board know so that others can use them.

A request for Pickleball lines to be painted on one of the tennis courts was made last year. After surveying the membership, it was concluded that there was enough interest in doing this. Joanne Crowe reported that she and Mark Evitts are doing the research in order to have this done by next year. One tennis court will have pickleball lines painted on it to create two pickleball courts. Removable nets will be purchased. It is hoped that this will take place in the fall. With this plan in place, the two courts can be used for either tennis while one of the tennis courts may be used for two pickleball courts as needed.

First Beach Report – Mercedes Tyler

An engineering study is being conducted to plan to reduce the amount of sand being washed into the lake. We hope to come up with a plan that will allow us to use 1st Beach as we have been along with being able to launch boats from the beach. Last October the 1st Beach Improvement Committee hired White Mountain Survey Company who were to conduct the survey in the spring and to make recommendations. Maps will be used to analyze the flow of water/sand into the lake.

The committee will meet in the fall to complete the permit application, sometime after Labor Day. By early 2019 we should get approval for the project. The cost estimate should be ready by July 2019. Actual projected start of the project will hopefully be late 2019, or early 2020. Estimated cost of the project is \$75,000.

Treasurer Report – David Sharp

David provided a detailed report of the previous year’s finances. (please see attached)

He reported that a lot on Brown Road has a large hole that presents a safety issue needs to be filled in. As it is, it may create damage to the Tennis Courts. The building permit for the lot has run out, and the town is expected to take over the lot.

There are foreclosures on three separate properties. The IRS has placed a lean on all three. We will unlikely collect any fees from these properties.

After giving his report, a vote was taken and the 2018-2019 budget was unanimously approved.

New Business

The light at the entrance is not working. A request was made to look into the reason for this and to get the light working again.

A discussion was held regarding the use of small vehicles such as go-carts. Members expressed concern for kids getting hurt due to the fact they are not easily visible. Parents will be asked to see that such vehicles be equipped with a flag or other device that will be high enough for drivers to see these cars.

Ed Davis thanked the members of the board for their work and announced the need for a new secretary/clerk. Kathy MacPhail volunteered to serve as the new secretary/clerk of the HVPOA. Janice Michaud, current secretary, was recognized and thanked by Ed Davis for her work on the board. Ed also thanked Joanne Crowe for her hours of work on the HVPOA website.

Please be sure to check out our website and Joanne's fine work at <http://www.lowerbeachpond.com/home.html>

Next Scheduled Board Meeting: Saturday, August 25, 2017 at 9:00 AM at the Tuftonboro Town House on Route 109A

HVPOA Annual Picnic: Saturday, August 11th at 12:00 PM at First Beach. Fishing Derby for kids 15 and under, Sunday Morning, August 12th.

Adjournment: There being no other business, the meeting was adjourned at 11:25 PM.

Respectively submitted by
Janice Michaud,
HVPOA Secretary