

HVPOA Board Meeting – September 4, 2021

Location: Tuftonboro Town House

The Hidden Valley Property Owners Association Board Meeting was called to order by President Ed Davis at 10:00 am.

Board Members present: Ed Davis, Gail and Bill McDonnell, Ron McCracken, David Sharp, Mercedes Tyler, Ted Sayce, Scott Ducharme, Judy Leeds, Eric Santangelo, David O'Brien, Pam Whelton, Chuck Wilcox, Tom Rooney, and David Smith. Dottie Endres and Kathy MacPhail were not present.

Committee Reports followed:

Web Design – Eric Santangelo

Work will begin to change the web site design and make it mobile friendly.

Eric will work to keep the web site up to date.

Dam – Steve Orzechowski (Village District President)

The 5 year draw down will be conducted this year. The draw down will be 33.36 inches. It will take place on or after Columbus Day Weekend. Last year it took 16 days to conduct the draw down. It will be built back up in the Spring. The public can see the level of the water through the probe access on the internet. <https://dashboard.hobolink.com/public/7642/Lower%20Beech%20Pond-07-25-2019%2000:19:04#/>

Environmental – David O'Brien

A thank you was extended to Geoff Blackett for the work he has done for the Environmental Committee.

Most recent test results show the pond water in excellent condition. The E coli level was barely detectable. David is registered to participate in state training for the job of leading the Environmental Committee for HVPOA. A community member asked if anyone was checking for milfoil. David expressed that all members should be watching for milfoil in the pond. All were advised not to pull the milfoil if found, but to notify David. David will send Eric (web master) milfoil information to be added to the website.

Roads Report – Ron McCracken

Alberg Road will be paved by Sunday Paving in the Spring, due to their scheduling availability. They were available to do the work in October/November, however the weather will be too cold. Ducharme Excavating will do the drainage and rock work on Alberg Road.

The current Snowplow contract needs to be renewed. Ron has made attempts to reach the contractor. He will continue to reach out to him. It is assumed that the price will remain the same as previous years.

Ron submitted a report to the board with answers to questions asked at the 2021 Annual Meeting, regarding Bishops Gate Road. The report was presented and discussed at the meeting.

Ron's report is attached. Scott Ducharme stated that in his opinion the only way to "lower" the height of the current speed bumps would be to raise the road with pavement and thus reduce the speed bump height. There was further discussion on how to possibly remove or modify the speed bumps and the use of mobile speed bumps. A community member stated that mobile speed bumps were used at one time, and they were stolen. Ed Davis proposed that if there were members who would like to see the speed bumps modified/removed a proposal could be submitted to the HVPOA Board which would then be submitted for member approval at the 2022 Annual Meeting.

Recreation Report – Gail and Bill McDonnell

The 2021 Annual Picnic was successful, approximately 100 people attended. There was a large variety of food available and many volunteers. Volunteers worked Friday with trucks to move items from the shed to the picnic site,

Saturday morning with cooking, and Saturday afternoon with clean up. Gail and Bill extended a thank you to all the volunteers. The picnic was completed under budget by \$396.

Flower update: there are flowers at Heritage Road, 1st Beach and the Overlook. Gail and Bill have watered and weeded all the flower beds and installed a perennial garden at 1st Beach.

If anyone would like to have flowers at 2nd Beach, a volunteer would be needed for maintenance. Contact Gail or Bill if an HVPOA member would like to volunteer.

Marina update: there are 7-8 boats at the marina this summer. 3 connectors have been replaced. There is a need for 24 poles, caps and 43 cleats for the marina. An estimate will be obtained and submitted to David Sharp for approval, and then an order will be placed.

Association Shed: The shed has active mice, and it was very dirty. It was cleaned by Gail and Bill. The door has a 1-inch gap and needs to be replaced. Quotes for a new door will be obtained and submitted to David Sharp for approval, and then a door will be ordered and installed before winter.

Ted Sayce will clear the saplings around the tennis courts.

Scott Ducharme stated his concern for one of the steps at 2nd Beach slipping downward. He suggested that one more step be added to reduce the distance of the step to the ground. He also expressed concern of the sand washing down on to the steps and creating a slippery surface. Gail will follow up with the contractor and have the steps checked for safety. If repairs or additional steps are necessary, she will consult with the contractor to confirm whether a state permit is needed.

Treasurer Report – David Sharp

The treasurer's report was presented. See attachment.

New Business

Tennis Courts

A request had been made for additional pickle ball courts at the tennis courts.

Discussion: The pickle ball court lines are distracting to tennis players.

There are additional pickle ball courts in Wolfeboro.

It was decided to leave the courts as they currently are. One court is for tennis only, and the second court has pickle ball lines painted on it.

Water draining from Brown Road is entering under the tennis courts. A letter is to be sent to the town of Wolfeboro to express our concern of the potential damage this can cause to the tennis courts.

Parking Permit Stickers

Raymond Graham presented a proposal for parking permit stickers for HVPOA members and tenants.

He used myparkingpermit.com to design a sticker that would be 2 in. x 2 in. in size. There would also be a guest pass available for tenants/guests.

He suggests 2 stickers per homeowner and 2 guest plaques available for tenants/guests.

Anticipated cost would be \$575 for 240 stickers printed.

Raymond also recommended parking restrictions and limiting the parking permit stickers to property owners current with their annual dues.

The local police would not enforce the parking violations, however, with proper signage, HVPOA could contract with a local tow company for towing of those vehicles in violation of the parking restrictions. The expense for retrieving the towed vehicle would be at the expense of the vehicle owner.

Discussion: Who would monitor and report the vehicles in violation?

Would the use of parking permit stickers have a positive impact on collecting past due dues?

The board will review this proposal at their next meeting and finalize the proposal to be presented at the 2022 Annual Meeting.

The board members and community thanked Raymond for his presentation.

Fire Works in HVPO

Ed Davis and a group of HVPOA residents met with the Tuftonboro selectmen to discuss the use of fireworks in Hidden Valley. The town of Wolfeboro prohibits the use of fireworks. The town of Tuftonboro permits the use of fireworks. It was recommended by the town of Tuftonboro that a petition be drawn up in support of prohibiting the use of fireworks in Hidden Valley. This petition would require the signature of 25 Tuftonboro residents and then would need to be presented to the state for state endorsement.

A petition is being drafted by a HVPOA resident who is a lawyer.

Discussion: David Silen expressed his concerns that changing the restricted covenants was illegal. He suggested a compromise be presented to the members, rather than prohibiting fireworks.

Annual Dues

A request had been submitted by a HVPOA member to consider charging all property owners in Hidden Valley the same Annual Dues, resulting in landowners and homeowners being charged the same amount.

David Sharpe recommended that the Annual Dues remain as they currently are.

A motion was made to: Stop consideration of the request to charge all property owners in the Valley

the same amount. The motion was seconded and unanimously approved by the board.

HVPO Tee-Shirts

Ed Davis presented the idea of creating HVPOA tee-shirts.

Discussion: There used to be tee shirts available for the HVPOA. David Silen offered to have tee-shirts made at his expense and sell them with the proceeds to be given to the HVPOA.

Email Addresses

Gail McDonnell presented a request given to her for public publication of member email addresses.

Discussion: Contact members through the Facebook page.

Board member emails are no longer available on the website.

How can we contact owners of properties where tenants are living?

Perhaps a map with the names and addresses of members could be posted on the bulletin board at 1st Beach.

It was decided that the board would talk to Eric re: a Community Directory for the website that would include name, address, and email contact for members only. There would be a privacy link and members would have the ability to enter their own information on to the website or opt out.

Beach 1

A request had been made to the board to seek bids for the work to be done at Beach 1 according to the Beach 1 Renovation Plan.

Ed Davis stated that the plan had not been approved by the members at the 2020 Annual Meeting.

Discussion: There was water runoff from the rains this summer.

Sock treatment appeared to keep runoff to a minimal.

Nothing will eliminate the runoff.

Ed Davis expressed concern that the boat access area is currently located at the shallowest area of the beach.

No sand was brought onto Beach 1 other than for the relocation of the canoe/kayak racks.

Ed Davis does not recommend putting the project out for bid.

Mercedes Tyler expressed her concern of sand eroding into the water. The project was designed to address that issue. She stated that there are other HVPOA members who share her concerns. She agreed that it is a board decision on whether to seek bids for the project.

Bill McDonnell stated his concern of geese on the proposed grassy area of the project. He also has concerns for irrigation of the proposed grassy area. He feels the current maintenance of the beach is working.

David Silen agreed that the beach looks good and suggested that the board seek a variety of options to address any erosion concerns that may exist and present them at the 2022 Annual Meeting.

Ed Davis suggested a hold be placed on the project for a year or two and that the state permit be renewed for another 5 years.

It was suggested that we wait to see how the drawdown affects erosion.

Pam Whelton expressed that we owe it to the members to continue to consider the Beach 1 project since Annual Dues were raised in anticipation of the project expenses.

Gail McDonnell expressed concern for geese, ticks, and the designated boat access road, and that many members were upset with the project plans. She

stated that our property values are increasing with the current condition of Beach 1.

Scott Ducharme stated that we had record breaking rains this summer and that he does not see any erosion. He sees no breakout of water through the sock treatment fence.

Ted Sayce presented a signed petition by 75 HVPOA members seeking to keep Beach 1 as it currently is. He also presented photos he had taken over the summer to document the condition of the beach after rainfalls.

Ted stated the following: Beach erosion is not bad.

He wants to continue the beach maintenance that was done this past summer.

The current boat launch works.

There is no damage to the beach from the current boat launch area.

The beach survived the most rainfall on record for the month of July 2021.

DDS was notified when the current drainage work was completed on the beach in 2020.

The engineering firm approved the work done and documented their approval in a letter.

Ted requested funds to purchase a new “snake” to be used at Beach 1 to be laid out before

Incoming storms.

Scott would like a “snake” to be used at Beach 2 also.

A motion was made to authorize Ted to spend up to \$350 for a new “snake” for Beach 1. The motion was seconded and passed unanimously.

A motion was made to extend the current state permit for the Beach 1 Project Plan for another 5 years. The motion was seconded and passed unanimously.

A motion was made to not proceed with the request to put out bids or do any work on the Beach 1 Project Plan for 2 years, except for any emergency

considerations or a stairway. The motion was seconded and passed with a vote of 4 opposed and 9 agreed.

The meeting was adjourned at 12:50pm by Ed Davis.

Action Items:

- Eric Santangelo to review possibility of having Community Directory for the website that would include name, address, and email contact for members only. There would be a privacy link and members would have the ability to enter their own information on to the website or to opt out.
- David O'Brien to send a request to Eric Santangelo to include provided milfoil information on the website.
- A letter is to be written by Ed Davis and Judy Leeds and mailed to the Town of Wolfeboro addressing our concerns of the water leaking to the tennis court area of HVPOA.
- Our next Board Meeting Agenda to include: a review of the proposed Parking Permit Sticker, with the intent of presenting the final proposal at the 2022 Annual Meeting for member approval.
- Our next Board Meeting Agenda to include Board Member contact information on the website.

Minutes submitted by

Judy Leeds, VP