

**Hidden Valley Home Owners Association
Board of Directors Meeting Minutes**

October 22, 2016
Tuftonboro Town House

Meeting began at 9:05 AM

Board Members present - Mark Evitts, David Sharp, Janice Michaud, Ron McCracken, Tom MacPhail, Ed Davis, Jim Minieri, Bob Shockley and Pam Whelton

Board Members absent – David Smith, Chuck Wilcox, Rex Hawley

Guests: Kathy MacPhail, Joanne Crowe, Geoff Blackett, Bill Whelton, Steve Crzechowski

Second Beach update---The project is largely complete. The remaining work includes railings, landscaping and a pathway for snowmobiles. A meeting with Michael Connolly (Blacksmith and railing installer) can now be scheduled to discuss railing installation.

There were comments that the work completed so far looks great. To date, the cost for stone and ground work is +/- \$28,000. Permitting was an additional +/- \$2,000 and there is likely several thousand of additional expenditures for railings, landscaping, snow fences, etc.

A discussion about installing a stone stairway, similar to the one at the marina to make it easier for folks to get down to the beach easier took place. The Board agreed we should get a quote for steps and a railing for the path down to the beach. While folks were supportive of this capital project there was also a sense that it may make sense to work on improvements at First Beach prior to undertaking this project.

A snow fence will be put up soon to prevent snowmobiles from going over the walls and stairways that have been installed.

A brief meeting of the Second Beach Committee was held after the Board Meeting at Second Beach to decide on placement of railings to keep the project moving. It was agreed that there should be railings in the center of the stairs leading into the perched beach and also in the center of the stairs leading into the water.

First Beach update---Chuck Wilcox and Mercedes Tyler, members of the First Beach Improvement Committee, were not at the Board Meeting. Tom McPhail a member of the Committee was present and he gave an initial progress report. The group met with Shane Folsom this fall. Due to the need for a boat ramp, and higher level of permitting costs, the overall cost of the First Beach project is likely to be greater than that of the Second Beach project. Tom indicated that the First Beach Committee expressed an interest in building a covered structure, such as a pole barn. Since the annual picnic is held at this location and there are numerous gatherings at First Beach during the summer, it would be nice to have protection from the weather when needed. Tom estimated the rough cost would be \$6,000 to \$8,000 for the pole barn. Tom did not have any estimates of an overall project cost at this point.

A key issue in obtaining the permit for the 1st Beach is letters must be sent to the abutters on either side of the beach notifying them of the plan. This has not happened yet but is expected to happen in the near term.

Shane Folsom of Folsom Design has not prepared plans at this point, but he will be working with the committee to apply for the permit as he did with the 2nd Beach project. Mark feels we will get the permit no earlier than the spring of 2017, and the project will not begin until that fall of 2017 at the earliest. However, given the difficulty of lining up contractors it is more likely the construction of the First Beach project will not occur until the fall of 2018.

Marina update----The railing installation is about the only big piece of this project to be done. The holes are in place, and the railings should be put up in a couple of weeks.

Lakes Region Water Company---The settlement is complete. Mark spoke with Mark Naylor of the PUC this week, the settlement largely followed the details of what was provided at the last Board Meeting and placed in the minutes. Members should expect to see their bills increase in later this year or early next year.

The water company has been in the area over the past few weeks fixing leaks in the water system. Unfortunately, the water system was poorly constructed and LRWC is doing its best to keep up with the problems.

Fish Study---- Report still has not been received. Mark called Fish & Game on Monday and the individual in charge was out for the week. We will move this item to the January Board Meeting.

Dam update----Per Stan Janeczko the dam project is progressing nicely. It looks like there is another 5-weeks of work to completion. While the budget is tight, it appears that the project will come in on budget as of this writing. The contractor is confident that the project will be finished this year. Stan stepped in to oversee the construction of this project when Tim Christian became unable to do so due to work commitments. Everyone owes Stan a huge THANK YOU. He has been working on site coordinating the construction full time as a volunteer since the inception of this complex project (Please see the Association website for pictures). Also, during construction it became apparent to the construction company that the dam was near failure. Fortunately, Stan, Tim and Sarah Christian and Laureen Hadley became involved when they did and averted the likely failure of the dam.

Possible Septic Failure (s)-- With the pond drawn down, it appears there may be at least one failed or failing septic system. This assumption is based upon foam that has formed on some parts of the pond. Greater levels of water dilute pollution so pollution is more evident when there is less water in the pond, according to some of the bridge construction workers and DES employees working on the dam project. Each Association Member should inspect their septic system to ensure it is in good working order.

Potential installation of a dry hydrant--Stan Janeczko is exploring a dry hydrant to be placed somewhere in Hidden Valley in conjunction with the Tuftonboro Fire Chief. A dry hydrant is a hydrant that draws water from a pipe that is buried under ground and sources its water from a water body such as Lower Beech Pond. A dry hydrant enables fire trucks to refill their water tanks to fight a fire without having to drive miles to refill. During the last 10 years we have had two homes burn to the ground. A dry hydrant would be a safety benefit to all area homeowners. This project is in its infancy and it is not certain if/how it will develop. The Tuftonboro Fire Chief is supportive of this action. There was discussion about who should pay for the dry hydrant: The Town of Tuftonboro or the Association? It does not appear the Town of Tuftonboro is willing to pay for the hydrant. There was a discussion among the Board members about whether or not this was an appropriate Board expenditure and where such a dry hydrant might be placed. There was no consensus from the Board on these issues.

Brown Road Access Update---After Mark, David Smith and the Steinmans met several times with Carolyn Sundquist, Chairman of the Selectmen and Jack Parsons, Building Inspector, this summer they received the go ahead to put up the large stone barrier on Brown Road and leave an opening for the general public to access the pond. It was further agreed that the Town of Tuftonboro would build up the bank and revegetate the shoulder that had been beaten down by heavy car and boat trailer traffic after the boulders were installed. This week, however, the Steinmans received a letter from the Tuftonboro board of selectmen stating that they disagree with what has been done. Discussions with the Town of Tuftonboro are ongoing to understand where the misunderstanding lies and find a solution.

Roads/Tree trimming discussion (All). One issue that came out of the September Finance Committee Meeting was a desire to replenish the money that was diverted from roads to fund other projects and to keep ahead of road maintenance. There was discussion about the need for Aspen and Ridge Roads to be widened eventually. However, there are problems with expanding these roads due to the fact that people have built their yards, rock walls, etc. right up to the narrow roads, leaving no room for expansion. It is not certain what can be done in these areas as of this writing.

Update from Finance Committee-- (Evitts, Sharp, Smith, Whelton and McCracken) regarding anticipated dues increase. The committee met at David Smith's home in early September (note: McCracken and Whelton were unable to attend). The committee plans to incorporate final 2016 expenses into a projection and bring a final dues recommendation to be voted on by the Board at the January Board Meeting. The initial thoughts and recommendations were to raise the dues into the \$650 to \$750 range. The fees for lot owners will be one half of the home owner fees. The feeling of the committee is that once we reach the \$750 level, we should not have to increase dues again for about ten years because all of the major projects that have been put off over the years will have been completed, and then we will be using future money to maintain, replace and repair our common assets as needed.

The dues increases will allow the Association to build up a capital reserve for maintenance and repairs. The increase will also allow the Association to make improvements that will satisfy our needs of safety and provide attractive and well-maintained community for all of us. The goal is to have all major improvement projects completed by fiscal year 2018.

There was a suggestion to raise the dues to \$750 in June next year, rather than gradually increase them over a year or two. The thinking being that this would give the Association the money needed to do all of the projects without worrying about running the treasury down too low. This will be discussed further in January. The board will make a decision about the amount of the dues increase it will recommend to the membership at the January meeting.

Further discussion included potentially adding fees to those who use the slips at the marina. Tom McPhail noted there are sixteen slots for boats, and it may make sense that the members who take advantage of these should be charged a fee for this usage. It was also pointed out that the marina requires a lot of maintenance. We are all paying for the marina, and only sixteen members are getting the benefit of it. Not all agreed with this idea, and it was decided that we should discuss the idea at a future meeting before making any recommendation.

Homeowner complaint/request regarding past dues--One of the lot owners who wants to sell has complained that her land is no longer a buildable lot due to the moving of a culvert on the property. This lot owner has also been in arrears with her dues over the past 6 years and she is apparently claiming this is because she has received no bills. Ron McCracken discussed that his road maintenance records showed no culvert movement since the date the owner acquired the lot. This culvert, and whatever problems it may, or may not, create was in its current location at the time the property

was purchased by the current owner. In addition, it has been noted by the Treasurer that this property owner has regularly received invoices and statements. Mark and Ron plan to meet with the individual to discuss the situation.

Update on Pond PH Mark Evitts recently spoke with Sara Steiner (state of NH) to understand elevated PH levels discussed at our last Board Meeting. Sara mentioned that Lower Beech Pond's PH levels are at the low end of the acceptable range. However, they have been following an improving trend. Sara noted there isn't anything that can be done to improve this situation. She felt the improving trend is most likely do to the Clean Air Act and the subsequent benefits it has brought.

Meeting in January—Meeting for January 28, 2017 was discussed. Since we were unable to turn on the heat at the Town House, Janice will inquire about it to make sure we will be able to have heat in January. If not, we will determine another location. All will be notified if there will be any change.

As of this writing, Janice is awaiting an answer from Town Hall. There definitely is heat in the building, and the meeting will most likely take place at the Town House.

HVPOA Website—Mark has requested that we encourage HVPOA members to make use of the HVPOA Website. It is a great source of information regarding any questions anyone may have regarding Hidden Valley. Our Webmaster, Joanne Crowe, has invested hours of her own time keeping the website updated, and we hope that our members will take advantage of this wonderful resource.

To access the website use the following web address: <http://www.lowerbeechpond.com/>

If anyone has any questions regarding the website or other HVPOA business, please contact hiddevalleyassociation@gmail.com.

HVPOA Board Meeting Schedule: Saturdays at the Tuftonboro Town House at 9:00 AM

January 28, 2016
March: TBA
June 3, 2017
June 24, 2017
August 26, 2017

HVPOA Annual Meeting:

Saturday, July 1, 2017 10:00 AM at Tuftonboro Town House

HVPOA Annual Picnic:

Saturday, August 12, 2017 (Rain date: Sunday, August 13, 2017) at 12:00 PM at First Beach

Meeting adjourned at 11:30 AM.

Respectfully submitted by Janice Michaud, HVPOA Secretary