

Hidden Valley Property Owners Association

May 18, 2024 Board Meeting

Board Members in Attendance: Ed Davis, Judy Leeds, Tom Rooney, David Sharp (Z), Ted Sayce, Kathy Sousa, Scott Ducharme, Ed Larocque, Kate Wilson, Mercedes Tyler, Gail McDonnell, David Smith, Pam Whelton

Z – designates attendance via Zoom

The list of members in attendance is attached to this email.

Meeting Started at 10:05am. Board President Judy Leeds welcomed everyone and thanked them for attending. As this is the first meeting after everyone is starting to return after the winter, she thanked Ted for his open communication on any damage that may have taken place during the winter. She also thanked the Nomination and Voting Committee for developing a new proposed procedure for today's meeting for which the presentation and discussion will take place towards the end of the meeting.

To begin the meeting, a few issues were discussed.

1. The Board of Directors received correspondence from an attorney on behalf of Tom MacPhail which included two topics:
 - a. Concern regarding voting for BOD seats during midterm. The HV Bylaws Committee will be reviewing these concerns and proposing amendments to the bylaws at the 2025 Annual Meeting. The following Board members will be serving on the Bylaws committee: Kate Wilson, Tom Rooney, Mercedes Tyler, and community member Joanne Crowe
 - b. Accusation of fiduciary issues/ embezzlement.

Our response asked for evidence but no response has been received to date.

2. We have received complaints of overnight parking taking place throughout Hidden Valley. We wanted to let the community know that we are working with the Tuftonboro Police on this issue. Since we are a private association, they have recommended that we post signs throughout the neighborhood suggesting that overnight parking is not permitted. We have acquired these signs and they have been posted. The Tuftonboro police have also recommended that anyone who has sightings of this vehicle parking overnight to call them. The individual has been seen sleeping in his vehicle and has been seen trespassing on some resident's properties.

Judy is recommending organized action with the local police departments to legally prohibit this activity.

A few members had the following questions:

1. Is it one vehicle? And do the police know who it is? Yes
2. Are they homeless? We don't know
3. Is it an HV resident? This is information we can't disclose at this time.

This is thankfully an isolated incident but Judy made a motion to have a representative from the Board work with the police on what actions we can do to resolve this and the full board agreed. With that, Judy asked for any volunteers to take this on. Board members and association members have volunteered to work remotely with the Tuftonboro police to start this discussion and they will follow up with any developments.

Q – Has the person been confronted? Yes, but it has continued to happen.

Q – Were they trespassing? Yes, person was seen trespassing but there wasn't any confirmation that it was the same person.

Committee Reports

- **Environmental Report**

Dave was unable to attend due to his daughter's college graduation, but he will submit his report at the next meeting.

- **Recreation Report – Gail McDonnell**

Spring cleanup has begun all around Hidden Valley with much assistance from Ted Sayce.

New tennis nets have been purchased and are in place. The two pickle ball nets are in bad shape and will need replacing soon. The porta pottys have been ordered and are in place as well for the length of the summer.

Kayak Racks – Many members of the association are requesting space on the racks. Do we want to purchase more or see if people don't use them?

Q - Can we implement a \$50 fee for using the racks? Annual fees include the use of racks. And that tactic was voted against previously.

If people don't use their assigned racks by 7/15, they will be reassigned to the next person in line.

Marina – The Dawsons are unable to install the Marina this year. Raise A Deck (the company who built the Marina and installed it) is able to help us around May 24. They might not be able to do the docks, we may need other help.

The pricing on the Marina install with this new service is no more than what we've paid previously. We need to see if they will uninstall the Marina as well.

They might not be able to install the docks because scuba gear is needed.

Q - Did broken parts get replaced? No. Dave Silen offered to look into the replacement parts and help with the install if needed.

Judy: Could you let Dave Sharp know what the cost is?

Parts include: 2 chains that rotted off, and the anchor rotted off. And they are supposed to be ordered.

Kids have been injured on broken/ sharp pieces and we have the budget to replace the parts.

Annual Picnic -- August 3rd is the proposed date for the Annual Picnic this year. Last year we had 150 people in attendance plus kids. Do we want to have the picnic this year? Do we align it with the Annual Meeting around the 4th?

Everyone agreed that we should continue to have the picnic and that the August 3rd date was good.

- **Roads Report – Ted Sayce**

Spring clean up is complete.

Winter snow was under 100” at variable rates. Lots of snow in December. There was no flooding in Hidden Valley. The two storms in March and April dropped four feet of snow in two weeks. Multiple trees did come down, but were cleaned up. The last storm of the season was the cause of a power outage for almost 58 hours.

Winter Plowing: Our new vendor learned the nuances of plowing Hidden Valley and did a good job overall. Ted received a lot of good feedback from Hidden Valley members.

We received a proposal from this vendor and he wants to extend to a 3 year contract. We know the cost, he now has HV experience, he's close by and knows the area weather.

David Sharp: Didn't we have a 3-year agreement? We need language included in the contract that if he doesn't do a good job, we can terminate the contract.

He has helped with other projects around Hidden Valley and went above and beyond. The cost would be \$19,800 for 3 years.

Q: Do we need to bid anything over \$5,000?

R: Not to extend a contract

A motion was made to accept the proposal which the full Board approved.

Q: Is the Ethan Allen speed bump going back?

R: No, but if we receive more complaints it will. The speeder has been spoken to.

Q: Is the speed bump going back by the Marina?

R: Yes, it will be going in a new spot.

• **Treasurer's Report – David Sharp**

As of 4/30/24, our cash position is good. We have \$138,000 in the bank; We're up \$15,000 compared to the end of June of 2023. Spring costs might affect that number. The bulk of that money is in Citizen's Bank account; We invested \$100,000 in a CD at 4.75% points.

P&L – as of April we have a surplus of \$25,000 compared to our Budget due to under spending. Recreation is \$11,000 under budget and Roads is \$8,000 under budget. Financially we are in good shape.

Accounts Receivable Balance is \$21,000 at the end of June (5 accounts). We are working with an attorney, placing liens on properties.

- One of the 5 accounts is making payments has agreed to make the payments over an 18 month period.
- Two more accounts – No liens on those properties but they need help making payments.
- Two remaining accounts – Not paid

In September of '23, we started sending preliminary statements to those 5 accounts and on January 15 '24 the accounts were sent to the collections attorney. Three of them are now paid in full. We will follow the same procedure next year. We are willing to work with those accounts, but we are being aggressive.

- Budgets need to be prepared for the upcoming Annual Meeting. Please send request to David Sharp.

- We are working on switching our accounting system which will allow for more transparency on the financials. We will prepare the dues bills and send them out early but the due date will not change (After 7/1). This is being done to avoid problems that could arise with the transition to the new system.

Dave will be working a lot in Florida this year.

Q: A check was sent to pay dues but the check sat in the HV mailbox and a late notice was sent.

R: Pam Whelton will be helping collect checks this summer from the HV mailbox so checks should not be processed late.

Q: We scheduled a deficit budget, is that still true?

R: We don't expect that budget to be needed and expect to end the year in a surplus.

NEW BUSINESS

Mercedes Tyler – New Voting Procedure

Members of the HV BOD formed a sub committee to develop a written process for the nomination and voting-in of board members at the HVPOA Annual Meeting. This process aligns with the current bylaws, implements a ballot voting process, and informs the community of the Board spots that might be available.

After receiving some initial feedback from the current BOD, pending a positive vote from the board, this process will be implemented at the 2024 Annual Meeting. There will be 3 methods to submit a nomination for someone else, or yourself. All nominations must be submitted or postmarked by June 22, 2024. Nominations will not be accepted at the Annual Meeting.

Q: If 15 people (the max amount) are voted in and one person leaves, do we keep track of who rounded out the 15 and take the next person in line?

R: The current bylaws would not permit that.

Q: The bylaws currently suggest that officers can be voted in.

R: The bylaws review committee will review this topic in detail and consider this. The Nomination/Voting procedure being proposed is not intended to be an amendment to the bylaws. If the bylaws change, the voting process may need to change also.

Q: What if less than 15 people are interested?

R: The community vote takes place annually giving the community the opportunity to vote. We are trying to abide by the voting guidelines and keeping continuity. There is no rule that we have to have 15 BOD members.

Q: Last year the meeting was held at the library, but it was always held at First Beach. Why are we changing the location?

R: It's difficult to hear everyone at the beach and it would be difficult to execute the voting process there. If we continue to hold the meetings electronically for those who cannot attend in person, the beach can't meet those requirements.

Q: What is the process on voting day?

R: People can vote at anytime during the meeting. There will be space available for members to have privacy when voting if they prefer.

Q: Can voting be done electronically? Or done by mail-in?

R: The bylaws review committee can make a note of that option.

We used to have to beg people to participate as BOD members, it's exciting to see that we now have a lot of interest in participating. If we have more than 15 people interested in participating on the BOD, we can always use volunteers and they can participate on committees.

Mercedes made a motion to vote on this new process and the full BOD voted yes. She also asked for any outside volunteers to help with tallying votes at the meeting.

Q: Will we know at the Annual Meeting who the BOD is?

R: Yes, the new BOD's will be announced at the Annual Meeting and then the BOD will elect the officers.

Lake Water Level

Q: The water level seems low.

R: Matt G, a Hidden Valley member and Dam Commissioner, explained that 2 of the 3 boards are in. At the time, the water levels were 1 foot below where they should be. A meeting took place the next day to discuss the concern about it needing to be higher. We have had little rain, but the level is consistent with 2 boards in and it could potentially stay at that level.

Members expressed concern about the loons and the erosion as well as the swim platforms and depths. There could be insurance issues. The steps at second beach are also very shallow.

Judy suggested that she would start talking with Dave O'Brien regarding the health of the pond. The lake is lower than summers before which is bad for various reasons.

Meeting was adjourned at 11:46am.