

Hidden Valley Property Owners Association

Board Meeting May 14, 2022, Tuftonboro Town House

Attendees: Pam Whelton, David Silen, Mercedes Tyler, David Smith, Thomas Rooney, Ron McCracken, Ed Davis, Ted & Carol Steinman, Ed Larocque, Hannah Marston, Ted Newman, Cynthia Tufts, Linda Worthen, Will Worth, Ed Sayce, KC Townsend, David Sharp, Angela Foley, Frank & Sue Cannon

Remote/Teams: Dave O'Brien, Gail and Bill McDonnell, Kathy MacPhail & Chuck Wilcox

Meeting Started at 10:05 AM

1. Environmental Report by Ed Davis on behalf of David O'Brien

Received the NH Environmental Report, all results were good, except for connectivity. The 2021 report from NH Department of Environmental Services describes the lake to be in very good shape based on the parameters they measure, all trends are stable with the exception of connectivity which has been trending up slightly over the last 10 years (Elevated conductivity and chloride may indicate pollution from such sources as road salting, septic systems, wastewater treatment plants, or agriculture runoff). There will be 3 scheduled visits over the summer; we need some volunteers, specifically for the upcoming visit in June. (See full report sent 6/5/22).

2. Web Site Update by Ed Davis on behalf of Eric Santangelo

Design is ongoing. Additional development will require a minimal adjustment to our annual website budget to \$75/year. Unlikely that we will be able to include HOA individual contacts as the current platform doesn't support this. Further update at the June meeting.

3. Recreation Report by Ed Davis on behalf of Gail & Bill McDonnell

The Spring clean up is complete, flowers will be done within a couple of weeks.

The Marina & Swim Docks need to be installed by a new vendor. We solicited 3 quotes and got 2 responses. After some discussion of the options, we decided to go with a local vendor (Scott & Tony Stanborn) at an approximate cost of \$4,500 with a commitment to complete work by Memorial Day weekend. This represents approximately \$2,000 more than the current budget for Spring install. While we have insurance coverage for “workers compensation”, we are still requiring an Insurance Certificate and a written contract indicating services being provided.

Unanimous vote to proceed. Note: The Dawson Boys contacted Gail during the meeting and requested that they keep the contract for the Marina and Swim Dock work that their father had previously done and is no longer able to do. The Board revised their previous decision.

4. Roads Report by Ron McCracken

Provided a summary of the mild winter conditions and the usage of sand with minimal salt and tree removal (4) . Preparation of Alberg Road for paving on May 24 is ongoing, including crack sealing. Discussion regarding the need to do water pipe work on Alberg Road for the home under construction; we are in active discussions with the water company, and they are aware of the scheduled paving. Discussion regarding the feasibility of acquiring warranties for the paving and the difficulty of eliminating cracks due to the underlying structure of the roadways. Roads were not built to NH state specifications. We agreed that taking the long view and maintaining our roads with proven and vetted vendors is the best approach. Street sweeping has been completed, there was no catch basins cleaning needed this year (4 in HOA). Speed bump painting will take place later in the summer.

5. Beach Parking Sticker update will be provided by Ray Graham at the next Board meeting.

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

David provided a handout (attached) that includes a review of our Cash Balance for FY 2022 thru April 2022. We also reviewed the Balance Sheet as of 4/22. There was considerable discussion of the HOA Income Statement, indicating that as of 4/22 our HOA performance was above budget with net income of \$31,098. Significant discussion resulted from the Accounts Receivable Aging. It was decided that we would engage a local attorney (Rick Ward) to assist with collections including the potential of acquiring a Judgement against homeowners and placement of "Perfected" Liens. The cost is approximately \$225/hour for the attorney and \$95/hour for paralegals. We will continue the practice of applying an 18% interest rate as well as collection costs, per our Bylaws. David assured the Board that he works with all homeowners that contact/communicate with him and establish payment plans. (See report which was sent 6/5/22)

In addition, we discussed that we would charge a homeowner the full rate of \$700/home at the receipt of an Occupancy Permit. Lastly, for those members who are "Voluntary", the attorney working on our collections indicated that we could charge those members for the costs of services for which they "receive benefits." Going forward we intend to communicate with those volunteer members and bill them \$500/year, reflecting the approximate annual cost of maintaining our roads.

7. Brown Road Update (lot adjacent to Tennis Courts) provided by Ed Davis

Concern still exists regarding the potential for damage to the tennis courts due to the land clearing done by the owner on Brown Road. A letter will be sent to the Town of Wolfeboro.

8. New Business Issue regarding 'Notice of Personal Liability' was raised by Ted Sayce.

After discussion affirming our interest in pursuing, David Sharp is going to contact our insurance providers to determine the appropriate language.

9. An update of the use of Fireworks was raised. It was noted to no longer be an issue. It is prohibited on HOA common property but is legal in Tuftonboro.

10. A discussion regarding the overall conditions of certain homes/properties in our HOA generally indicated that we are bound by the local and state laws regarding options. Building permits were indicated to have a term of 1 year but are easily extended.

11. Ed Davis indicated that we will be addressing the updated “Rules & Regulations” at the Annual Meeting (July 3, 2022) with a vote expected.

12. Our next Hidden Valley Board meeting is scheduled for June 11, 2022, 10 AM at the Tuftonboro Town House.

13. Meeting adjourned at approximately noon.

Respectively Submitted,

Pam Whelton