

Hidden Valley Home Owners Association
Annual Meeting Minutes
July 1, 2017
Tuftonboro Town House

Meeting began at 10:03 AM

Board Members present - Ed Davis, David Sharp, Janice Michaud, Ron McCracken, Chuck Wilcox, Jim Minieri, David Smith, Dottie Endres, and Bob Shockley

HVPOA Members in Attendance: Frank Cannon, Paul Corcoran, Martha Crawford, Eedee Dopp, William Earle, William Endres, John Griffin, Jane Hernandez, Stan and Christine Jenczko, Tom Kennedy, Thomas Koning, Sean Lapierre, Emmett Macken, Tom and Kathy MacPhail, Marcia McCracken, Bill and Gail McDonnell, Mike Michaud, Henry and Barbara Nardone, Bob and Lyn Ness, David O'Brien, Stephen and Cheryl Orzechowski, Gregory and Margery Prazar, Leslie Orzechowski, Tom and Joyce Rooney, Edward Sayce, Elizabeth Sharp, Bob Shockley, David and Sheila Smith, Mindy Smith, Ted and Carol Steinman, Kathy Trider, Donald and Mercedes Tyler, Bill Whelton, and Chuck Wilcox.

President's Opening Remarks

Ed Davis, acting HVPOA President, asked each member of the board introduce themselves.

Minutes of HVPOA 2016 Annual Meeting

A motion was made to approve the minutes of the 2016 HVPOA Annual Meeting. The minutes were approved unanimously.

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.

Recreation Business – Chuck Wilcox

Chuck was recognized for making coffee and donuts available at the meeting.

Chuck reported that the recreation budget for 2017-2018 is approximately the same as the past year. There is an increase in the cost of the installation and removal of the new marina docks. The marina has space available for more boats. Larger boats should be docked in the slips as close to the shore as possible to avoid any damage to the marina during storms. Smaller boats should be placed in the slips further out.

A new kayak rack has been planned for First Beach to meet the requests of property owners. Owners are asked to be sure their kayaks are stored in the assigned slots. It may be necessary to cut the locks of any kayaks not placed in their correct locations.

The 2017 Annual Picnic has been planned for Saturday, August 12th, and the Fishing Derby for kids up to fifteen years of age will be held on Sunday, August 13th. At the picnic, hamburgers and hot dogs, soft drinks and paper products will be provided. In addition, members are asked to bring a favorite dish to share.

Roads Report – Ron McCracken

Ron reported that we had a normal winter. A snowmobile access was created at Second Beach. Crack sealing on the roads was done, and no paving was done this year. Plans for the coming year include paving of Valley Road, culvert replacement at Bishops Gate and Heritage Roads, tree cutting where necessary, and speed bumps will be painted.

Please see the complete report attached.

Environmental Report – Jim Minieri

Jim reported that one sampling of the lake was done last summer. The report was good, no problems, and DES gave it an A-plus rating.

A question was raised regarding reports of septic problems around the lake. In response, Jim said the lake has never had a bad report. When the lake was lowered for the rebuilding of the dam, there was detection of sewage in the water. However, the state does not believe we have a problem.

Jim will be stepping down as Environmental Committee Chair. He'll be replaced by Geoff Blackett who has been assisting Jim over the year. Geoff will be sending out a letter to all home owners regarding the importance of septic maintenance, i.e. regular pumping and inspecting of the system. It was noted that if a septic system isn't maintained properly, the cost of replacing a failed one is far costlier. There are several good companies who will do this work. Once you have your septic pumped, the company will put you on a regular schedule.

Treasurer Report – David Sharp

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

He reported there are no outstanding bills as of now. While there are several property owners who are delinquent in their dues payments, he is working with them to resolve this.

The rest of David's report was brought into New Business as it addressed the need for a dues adjustment to cover the cost of future projects and maintenance of previous work that has been done, i.e. tennis courts, marina, and beaches.

New Business

Need for a Dues Increase – David Sharp

Treasurer David Sharp made some comments before giving a Power Point presentation outlining the HVPOA Board's recommendation for a dues increase.

He stated that we have not had a dues increase since 2005. Because of that, we have neglected some of the necessary maintenance of our assets, and have not, until the past two years, completed any major renovations, i.e. the marina and Second Beach. Now that we have nearly completed these two projects, we must have money to maintain them to protect our investment in them. Furthermore, a majority of property owners would also like to see major improvements in First Beach, some necessary for the preservation of the environmental condition of the pond, and some for the appearance and better usage of the beach.

Please see the attached Power Point Presentation David presented at the meeting.

Some questions that were discussed during the presentation:

- Why don't we just increase the dues to \$750 this year rather than spread it out over two years? David's response was that we do not need the money all at once. The increase this year of \$125.00/\$62.50 will give us an additional \$19,000 to cover expenses and to begin work on First Beach. We don't need the additional funds until next year when plans for completion of First Beach will occur.
- With concern for some of our members who are struggling financially, David will work with those individuals to provide a way for them to pay with less of an impact on their finances.
- In regard to First Beach improvement, Mercedes Tyler will be in charge of the necessary survey that needs to be done concerning the runoff coming from Heritage Road, and a plan for proper drainage of the water coming down from that area into the pond.

After discussion, a motion was made to vote to increase the HVPOA dues according to the following:

HVPOA Annual Dues		
FY	Home Owners	Lot Owners
2017	\$625.00	\$312.50
2018	\$750.00	\$375.00

The motion was seconded and voted on. Including proxy votes, the vote was 65 Yes and 22 No, and the motion passed.

Lower Beech Pond Water District – Stan Janeczko

Stan gave a report on the LBPWD. The district includes all properties that are associated with Lower Beech Pond in Tuftonboro and Wolfeboro. The district is in need of new volunteer treasurer and a clerk in the next year. He encouraged anyone who is a full-time resident to fill the needed positions. He said that with the completion of the dam, much of the work of the commission is done. The grass in the spillway needs to be cut. There are 65 people who would be eligible to serve on this commission for a three-year term.

Stan also discussed the fire department's recommendation to install a dry hydrant. He consulted a former expert who evaluated possible locations for the hydrant. The expert said the only feasible location would be on Brown Road, however, there are potential problems if the water level gets too low. A sump pump with a liner would be installed. The fire department is willing to provide all hardware needed but we would have to cover the rest of the cost.

Stan reported that the dam is completed and working well. DES inspected the dam and require that some other changes be made. The cost of these changes will be absorbed by Coleman Brothers, the company who was hired to install the dam.

Next Scheduled Board Meeting: Saturday, August 26, 2017 at 9:00 AM at the Tuftonboro Town House on Route 109A

HVPOA Annual Picnic: Saturday, August 12th at 12:00 PM at First Beach. Fishing Derby for kids 15 and under, Sunday Morning, August 13th.

Adjournment: There being no other business, the meeting was adjourned at 12:05 PM.

Respectively submitted by
Janice Michaud,
HVPOA Secretary