

Hidden Valley Property Owners Association

Board Meeting

August 25, 2018

Tuftonboro Town House

Meeting began at 9 AM

Board Members present: Ed Davis, Dottie Endres, David Smith, David Sharp, Jim Minieri, Ron McCracken, Geoff Blackett, Chuck Wilcox, and Kathy MacPhail

HVPOA Members in Attendance: Tom MacPhail, Steve Orzechowski, Bill Endres, Cheryl Minieri, Ted Newman, Joanne Crowe, Mark Evitts, Scott Ducharme, and Ted Sayce

New Business:

1) Pickleball Courts:

Mark Evitts and Joanne Crowe presented a proposal to the board to incorporate a pickleball court on to our existing tennis court. Pickleball is played on a much smaller court than a tennis court so two pickleball courts can be drawn on one tennis court using a safety blue color. Given our red and green court colors this is the color recommend to least distract players using the court for tennis as well as good visibility for pickleball players also using the court. The plan is to add two pickleball courts to one of our tennis courts as has been done in Wolfeboro. A quote has been received from Lineberry Tennis for a cost of \$1,200. Lineberry Tennis built our tennis courts and resurfaced them 4-5 years ago. The other cost associated with the project is for two portable nets, with nets running between \$100-\$300 each. A budget of \$500 is recommended bringing the estimated cost of the project to \$1,700. Anyone interested in viewing a court or game should check out the Wolfeboro courts any morning. After a brief discussion the board unanimously approved the expenditure.

2) Beach Two final projects:

Some members have voiced concern that there is too big of a drop off into the water from the last step down into the water on Beach Two and that there needs to be some

type of transition step down into the water. Mark Evitts has been in contact with the contractor who did the stone work to develop a proposal of how to address this issue as well as determine if additional railing might be needed if the stones now in the water will become slippery. The board also asked him to address the other steps used to launch kayaks as they may need some additional work on that side also. This issue of the temporary barrier/straw will be removed in the spring and the board will then address adding a couple more plants to shore up the rock wall. Once the proposal is received and reviewed/approved the stone work could be completed this fall once lake level is lowered. The board was pleased to see that even with the recent heavy rain, the beach has had no drainage issues.

First Beach Report – Ron McCracken for Mercedes Tyler

White Mountain engineering company was hired to complete the engineering study to address water runoff, beach, boat launching, and recreation area for Beach One. The project is on schedule. The HVA committee will be meeting with Jim Rines on August 30th, 2 pm at the White Mountain offices where he will present their conceptual plans for the project. The goal of the committee is to get permits approved by the end of 2018.

In a related request. The Beach One committee is asking for any property owners who have **lived in Hidden Valley prior to July of 1969 and can attest to either of the statements below:**

I attest to the fact that boats have been launched at what is know as Beach One which is located within the Hidden Valley Property Owners Association in Tuftonboro, NH prior to July of 1969.

I attest to the fact that sand was placed on what is known as Beach One which is located within Hidden Valley Property Owners Association in Tuftonboro, NH to July of 1969 to contact Edee Dopp at eedeehd@metrocast.net

Village District

Steve Orzechowski, Village District Commissioner, Chairman and Tom MacPhail, Commissioner reported that they are still learning the characteristics of the new dam and how to manage water level in the pond. It was reported that with an inch of rain it could take up to 3 days for the pond to return to its normal level. They indicated that to manage the water levels on a consistent basis and provide historical data the commission will be presenting a warrant article at the next annual meeting to purchase a water level remote device that will be run on solar power. The approximate cost for the device is around \$2,000, plus the cost of annual cellular data cost of \$300, as well as a cost of for an electrician as the device will have to be grounded. Real time data will

help them be able to understand the characteristics of the pond in response to precipitation which will keep the prescribed level.

Trash Cans/Parking in Roadway

A member has asked for assistance with another member who consistently always leaves a large trash container out near the street. Several times, animals have gotten in to the trash and strewn it all over the road. In addition, often there are one or two cars parked on the road which makes it difficult to get by. Ron McCracken has agreed to draft a letter which will go to the homeowner reminding them of their responsibilities. This is a reminder to all homeowners that if you have trash pickup you should be using lockable trash cans or have some way to keep the lid on so animals cannot get into it.

IMPORTANT: The board voted to approve a **No On Street Parking Ban on the roadways from November 1 through May 1st**. It is critical that roadways be clear so that emergency vehicles can navigate our roads and snow removal can be completed.

Condition of Properties:

A member was concerned about the condition of several properties in the Valley. This has been an ongoing discussion with various boards over the years as people's perception of the condition of various properties is very subjective. Unless there is a health and safety issue, or a homeowner has unregistered cars the Town of Wolfeboro has advised previous board members that they will not respond. The Town of Wolfeboro has made it clear that having a "junky yard" is a life style issue. The board however, understands the concern and wants Hidden Valley to be a desirable place to live and to maintain our property values. The board will put out a reminder on the Hidden Valley website about owner's responsibilities to keep their property neat and orderly.

A member was concerned about all the signs in Hidden Valley. "No sign for advertising purposes shall be erected or placed on the premises" referred to from extract of July 20, 1966 meeting of Directors of Sunrise Lake Land Inc. This has been an ongoing discussion with various boards as to what this refers to. It was the opinion of this board that it applies to not advertising a business. The general consensus of the Board is that placing a "For Sale" sign on your property is acceptable as long as it is not on the roadway right of way.

Any issue a member may have with their neighbor over property lines for example can be addressed privately with the board. It is the opinion of this board that some issues should not be discussed in an open board meeting forum, to respect the privacy of those involved.

Miscellaneous Issues:

During the meeting, a Member brought up the issue of brush cutting on Association property. The Member was informed that Members in good standing should request written permission that would include details of the planned cutting. In such cases, Members are responsible for ensuring that no approved activity takes place on the property of other Members. In the past, permission has been granted after a visual inspection of the area to be cut.

A member has donated a swing set which will be moved with no expense to the association and stored at the tennis courts until Spring. It may be incorporated onto Beach one at a later date.

Environmental Report- Geoff Blackett

Geoff reported that the final water testing was done on Lower Beach Pond for this year on 8/19/18, and the results will be back in approximately 3-4 weeks.

To view the water testing result's go to our website at:

<http://www.lowerbeachpond.com/lower-beech-pond-quality.html>

Geoff reported that the state did stock the pond this year with fish. As always, any concern about seeing any invasive plant life or milfoil in the pond needs to be reported to Geoff.

Recreation Report- Chuck Wilcox

Chuck reported that the annual picnic was a success. Thanks to all the volunteers who made it happen.

The overlook project has been completed and it looks fantastic.

The fence at Beach One has been replaced.

It was brought up that there are several boats at the marina that do not have current State of NH registration stickers or a Hidden Valley sticker. It is not the responsibility of the Association to enforce New Hampshire boat registration requirements. However, Members are reminded that watercraft over a certain size are required to be registered with the State. It is a requirement of this Association that Members must obtain a boat sticker before storing any boat at the Marina. The hidden Valley stickers can be

obtained from Gail McDonald. Also, a number of these boats are full of water due to the recent heavy rainfall and are in jeopardy of sinking. If you have a boat at the Marina please check on it and make sure you are using bumpers so that you are not damaging the dock or your boat.

Be Advised that Next Year the board will be implementing a boat slip sign up system. More details to follow.

If you are not using your assigned Kayak Rack, please notify Gail McDonald <mailto:gmcd825@comcast.net> as there are several people on a wait list for a rack on Beach One.

Roads Report-Ron McCracken

Ron introduced a new member of the Roads team Ted Sayce, who has extensive experience with tree trimming. He will be putting a plan in place to address roadside tree trimming and mowing keeping the growth cycle of vegetation in mind throughout Hidden Valley and to help with tick control. The plan will also include the need for occasional professional tree trimming.

Ron reported that he is still waiting for another bid for paving quotes as they are higher in price this year. The plan is still to widen Ridge Rd. The water company is replacing water pipe on the right side in September and once that is done the paving can be done. 315 feet of Aspen Drive is due for re-paving as well as some culvert work. Depending on the cost of the quotes will determine how much paving will be done this year, Sunday Paving advised that they can repair cracks up until November.

A member advised new paving is needed on the curve where a water line was repaired on the curve on Valley Rd. Ron advised this will be looked at in the Spring.

Treasurers Report- David Sharp

Report is attached.



Treasurers Report.pdf

Meeting adjourned at 11:20 am.

Respectively Submitted by

Kathy MacPhail,

HVPOA Clerk