Hidden Valley Property Owners Association

Board Meeting

June 29, 2019, Tuftonboro Town House

Meeting was called to order at 10:04 A.M. by Board President Ed Davis.

Board Members present:

Ed Davis, David Smith, David Sharp, Ron McCracken, Geoff Blackett, Chuck Wilcox, Bob Shockley,

Pam Whelton  and Kathy MacPhail

Other members in attendance:

Tom MacPhail and Craig and Susan Dreyer.

**COMMITTE REPORTS:**

**Environment- Geoff Blackett**

Geoff reported that the results for the water testing done on 6/11/19, have been received.  All of the levels checked reflected in the good to very good range for e-coli, pH, minerals, and phosphorus. The entire report can be viewed at <http://www.lowerbeachpond.com/lower-beech-pond-quality.html>

Any concern about seeing any invasive plant life or milfoil in the pond should be reported to Geoff. The next test will be completed on July 23, 2019.

Fish and Game stocked the pond with Rainbow and Brown Trout the 3rd week of May.

Pickleball Court  Update: Weather delays have pushed out the completion of the painting of the lines on the tennis court to the week after July 4th.

**ROADS REPORT- Ron McCracken**

Ron reported that the Summer paving plans include sealcoating Valley Rd and completing the work on Ridge Rd.  Ted Sayce who is a member of the roads team will continue to trim/mow along the roadways through  the summer and fall.  The Speed Bumps will be painted the week after July 4th.

**TREASURES REPORT-David Sharp**

The annual budget for 2019 was reviewed.  It will be presented during the annual meeting.

David reported that invoices have been sent out for the 2019 annual HVPOA Association Dues for members he has e-mail addresses on and the others will be sent by regular mail this week.  Payments are due by **July 31, 2019**. Any questions can be directed to hvpoa.treasurer@verizon.net

There was some discussion regarding homeowners who have owed property in Hidden Valley before the association was formed thus not required to pay dues.  Some have continued to voluntarily pay as they are using our roads to access to their property.  However, recently some have chosen to no longer pay after the dues were increased last year to $750.  The board will continue to discuss this at a later date to try to come up with a possible voluntary dues scale solution.

**RECREATION- Chuck Wilcox**

Chuck reported that the **Annual Picnic will be August 10th, 2019, at Beach One at Noon.**  Volunteers are needed with set up, teardown, and cooking. Please contact Chuck if interested.  Hot dogs, hamburgers and soft drinks will be provided.  Members are asked to bring a covered dish to share.  As in the past, there will be games/prizes for the children.

The Swim platforms on Beach One and Two will be moved to deeper water, it was noted by board member that they currently are  too close to shore, and should be out in at least 12 Feet of water.  The platform on Beach One that the small children use will remain at the current location.

Anyone in need of a Hidden Valley Sticker for your kayak or boat or is no longer using their designated kayak rack is asked to contact Gail McDonald at gmcd825@comcast.net.  Boat Slips are on a first come basis.

**BEACH ONE REPORT- Mercedes Tyler**

Mercedes was not in attendance but she did provide a status report which is attached below.

**VILLAGE DISTRICT- Tom MacPhail**

The Lower Beech Pond Village District 2019 annual meeting was held on June 7, 2019. All warrant articles presented were unanimously passed.  The final payment of $24,000 for loan repayment on the dam reconstruction project was approved; (Article 2).  Also of note, was the passage of (Article 4) to raise the sum of $2,500 for the purpose of purchasing a water level monitor which will run on solar power.  Real time data will help the commissioners to be able to understand the characteristics of the pond in response to precipitation and allow them to keep the pond at the prescribed level of 971.8.  The device has been ordered and will be installed soon.

**Other Business:**

Homeowners are reminded that if they operate a business out of their home that they must notify the board as the by laws prohibit the commerical enterprise of any sort operating out of homeowners homes without written agreement from the Board of Directors.

Joanne Crowe, homeowner maintains our Hidden Valley website [www.lowerbeechpond.com](http://www.lowerbeechpond.com) which has useful information concerning Hidden Valley.  There was some discussion that it is not getting a lot of use, and whether is should be continued. Also, anyone who may be interested in volunteering to greet new homeowners/welcome wagon should talk to Joanne.

Meeting was adjorned at 11:46 A.M.

Regards,

Kathy MacPhail

HVPOA Clerk