Hidden Valley Property Owners Association

Board Meeting

August 31, 2019, Tuftonboro Town House

The meeting was called to order at 10:02 AM by Board President, Ed Davis.

Board Members present:

Ed Davis, David Smith, David Sharp, Geoff Blackett, Chuck Wilcox, Bob Shockley, Pam Whelton, Mercedes Tyler, Kathy MacPhail and Dottie Endres.

**First Beach Update: Mercedes Tyler.**

The meeting began with a detailed update from 2016, when the original goals were developed for the beach renovation project to the present.  The report is attached to this email.  In addition, Mercedes has indicated that due to other commitments that she will no longer be available to chair the committee.  Bob Shockley and Ron McCracken will take over.

**COMMITTEE REPORTS:**

**ENVIRONMENTAL- Geoff Blackett**

The final water test of the pond was done on August 13, 2019.  As of meeting time, the results had not been received.  Since the meeting, Geoff reported that the results have arrived and follow::

The water testing results for Phosphorus and E.coli taken on 8/13/2019 were received and the numbers are good.  The E.coli counts ranged from 6.3 counts per 100 mL (at the dam) down to less than 1 count  (at Beach 1).  The state maximum for public beaches is 88 counts per 100 mL. The Total Phosphorus numbers were also good.  The greater the level of phosphorus, the greater the chance for algae to grow.  Our levels were all low except for one sample at the deep spot which came in as "average".  When I receive the complete report from DES, I'll pass the information on.  In the mean time, the water quality of the pond looks good.

**ROADS REPORT:  Ted Sayce for Ron McCracken**

Ron sent this out earlier to all residents of Hidden Valley but here it is again:

This fall we will be widening and paving the last section of Ridge Rd. and adding a top
coat to the Valley Rd section called ‘the loop’.  Our paving contractor this year is Perm-A-Pave LLC. They can be reached at 603-447-5895. If any homeowners are considering paving work, this may be an opportune time
to get estimates. Perm-A-Pave will have all their equipment here in the valley and there

may be some economies of scale. We are looking to pave between Labor Day and Columbus Day. If you are interested, please make your arrangements with Perm-A-Pave in advance.

Ted reported that road side tree trimming and mowing will continue throughout the fall on the association right of way paying extra attention on corners to improve visibility.  Any trees on your property which may hinder power lines is the responsibility of the homeowner to address.

A member voiced concerns that the speed bumps throughout the valley are too high. This concern will be sent to Ron to look into.  All members were reminded that the speed limit throughout the valley is 15 MPH.  The board discussed the increase in underaged people riding dirt bikes on our roads and the concern of liability for the association if not addressed.  After a discussion, the Board made a decision that only licensed drivers will be allowed to drive on Association roads.

**RECREATION - Chuck Wilcox**

The annual picnic held on August 10, 2019, was a great success and was well attended.  A big thank you to all of the volunteers who made it happen.  A big **shout out** to Gail McDonald who organized the games for all.  Also, a thank you to Bill McDonald who has keep our flowers looking great through out the summer.  It was also reported that it was great to see that the Pickleball Courts are being used most mornings around 8 am.

Chuck reported that it is not feasible or advised to keep the marina docks in all winter, to save some money. The risk of ice flow damage is too high and it is also dangerous for snowmobilers who may not see it and run into it.

New chains and weights have been ordered for the swimming floats for next year.

**VILLAGE DISTRICT - Tom MacPhail**

The water level monitor sensor has been installed at the Dam and is now providing minute information on the water levels. 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.  Tom reported that the Village District was recently notified that all of the commissioners were required to have workmen's compensation insurance.  This prompted further discussion below reported in the treasurers report whether HVPOA Board members also need workmen's compensation coverage.

**TREASURES REPORT - David Sharp**

David advised that he checked with Avery Insurance regarding the possibility of HVPOA requiring Workmen Compensation insurance.  They advised that N.H. Associations are NOT required to have Workmen's Compensation Insurance.  They did however, advise that all Contractors who provide service in the Valley should provide a certificate of insurance, general liability, automobile insurance and workmen's compensation policy before they are allowed to work on Association property.

The financial report is attached.

**OTHER BUSINESS:**

Andrea Bonner and Joanne Crowe are continuing to work on putting together a Welcome Committee packet for new members.

**Brush Cutting on Association Property (known as the Ski Area):**

Over the past few months, the HVPOA Board of Directors have been asked to get involved in resolving a dispute between two property owners regarding cutting of trees and brush on HVPOA property.  Since 2011, HVPOA Board has granted permission to Mr. Scott Ducharme to cut on this parcel.  This year the board was notified by Ms. Leslie Orzechowski that based on the location of a stone wall that she believed was on her property she believed that Mr. Ducharme was cutting trees/brush on her property.  Therefore, the Board preliminarily directed Mr. Ducharme to stop cutting within ten feet of the wall until the Board had a chance to look more closely at the situation. Upon further inspection of the property and discussion during the 8/31/19 meeting the Board voted to allow Mr. Ducharme to continue cutting on HVPOA property as he has in the past.  Ms. Orzechowski, who was not in attendance at the meeting will be advised that if she still believes that the stone wall is on her property, the Board suggested that she have the property surveyed and if the boundaries are showed to be other than currently marked by existing stakes, to present these finding for reconsideration at a future Board meeting.  A letter drafted by Ed Davis, detailing the Boards decision will be sent to both property owners.

The meeting was adjourned at Noon.