**Hidden Valley Property Owner’s Association**

**July 3, 2022, Annual Board Meeting**

Board Member Attendees: Ed Davis, Judy Leeds, David Smith, Bill & Gail McDonnell, Mercedes Tyler, Tom Rooney, Ron McCracken, David O’Brien, David Sharp, Ted Sayce, Kathy MacPhail, Scott Ducharme and Pamela Whelton

Meeting started at 10:06 AM with Ed Davis welcoming the HVPOA members to our Annual Meeting. In addition, new members to the Community in attendance were asked to introduce themselves. In addition, Ed shared that there are electronic copies of the HVPOA Covenants and HVPOA Rules & Regulations were available on our website.

1. Environmental Report provided by David O’Brien.

Overall testing results are positive, with NH Environmental Reports indicating water connectivity associated with “run off management remaining a concern. Efforts to improve this measure include limiting the use of fertilizer and ensuring that septic system are functioning as designed and pumped every 3 years. Milfoil to date remains undetected, but we must remain diligent. Donald Tyler assisted with water testing on 6/17. Volunteers still needed for the August testing

1. Roads Report by Ron McCracken.

The speed bumps were painted. Ron thanked Bob Druchniak, Tom MacPhail, and Ted Newman for their assistance. The paving of Alberg Road was completed. This included rock removal, paving and a cleanup/releveling of the Beach 2 overlook. Monitoring of catch basis conditions are ongoing, and we remain current on road tree trimming and clearance. Ted Sayce has agreed to assume Ron’s position and Ron will serve as a mentor as needed. The HVPOA appreciates all the time and dedication Ron has provided to maintaining our roadways.

1. Gail & Bill McDonnell provided Recreation Report.

The spring/summer clean-up work by Ted Sayce has been completed. In addition, the tennis and pickleball courts have been set up. Flowers have also been planted at entrances and beaches, assistance with watering, specifically at Beach Two is appreciated. The overall appearance of the HVPOA was acknowledged as well done, specifically the work done by Ted Sayce. In addition, the work done by Jake & James Dawson to install the swim docks and the marina was acknowledged and appreciated as it was done ahead of Memorial Day. In addition, Gail discussed the new storage shed on Beach One. This allows for necessary storage as well as helped address a potential safety issue.

The annual picnic is scheduled for August 13, and we need community engagement to ensure a successful event. A signup sheet was distributed with a specific request for volunteer on Friday evening, Saturday morning, Saturday evening and for those willing to help with games during the picnic. The HVPOA provides most of the food and drink, but salads and desserts are needed and appreciated.

If you see Lindy Davis (Ed Davis’s wife) a big thank you needs to go out to her for re-painting the Hidden Valley entrance sign. It looks great.

1. David Sharp provided the Treasurer’s Report, he also provided handouts of draft financials through 6/30/22. They will be sent out at a later date.

In summary, our cash position remains unchanged at approximately $100,000. This includes our Capital Reserve Fund ($40,000) and our Emergency Fund ($20,000). Our HVPOA Income Statement indicated an approximate break-even performance ($682) for FY 22. Our Preliminary Budget for FY 23 indicates another approximate breakeven year ($-710) Bills for our FY 23 HVPOA dues will go out in early July. There is no change to the HVPOA dues amounts. In addition, David also provided an overview of the updated collection work for delinquent dues instituted this year with the help of a local attorney. The additional practice of billing “voluntary members” for the use of our roadways was also discussed. After some discussion, a vote was taken to approve the FY-23 Budget of HVPOA.

1. We don’t have any update currently regarding “Beach parking stickers”. Discussion ensued regarding the need for and potential enforcement of this proposed practice. The practice of assigning kayak/canoe racks and the marina slots are similar practices meant to insure these HVPOA assets are being used and accessed by HVPOA owners (and renters). We agreed to table this and to welcome the assistance of a HVPOA member (Kate Wilson) to help the Board investigate the options and implications of the approach.
2. An update was provided regarding the property at 45 Brown Road that has potential safety and environmental implications. Currently, the Wolfeboro Code Officer is determining if any action by the homeowner is required.
3. We don’t have any updates on the ability of our HVPOA website to be further enhanced at this time. Mr. Eric Santiago continues to investigate our options.
4. A discussion regarding the legibility of the HVPOA covenants was discussed. The documents have been electronically copied so many times the legibility has been impacted. David Silen has graciously offered to work with Carrol County to address this issue.
5. Scott Ducharme made a request to consider the placement of a stop sign as you exit HVPOA at Brown Road. Further discussion indicated potential interest in stop signs as you exit HVPOA onto Beech Road. We agreed to consider next steps at a future board meeting.
6. Lastly, we had unanimous approval by the Board of the following members & roles.

President & Chair – Ed Davis

Vice President – Judy Leeds

Treasurer – David Sharp

Clerk – Kathy MacPhail

Note: Signatory’s for banking business will be Dave Sharp, Ed Davis, and Gail McDonnell. Ron McCracken’s name has been removed since he is no longer a member of the Board.

Also, the board would like to thank Dottie Endres who has served on the board for many years doing various jobs as she has resigned.

1. Meeting adjourned at 11.29AM.

Final Board Meeting of the year is set for September 3rd, 10:00 AM at the Tuftonboro Town House.

Respectfully Submitted,

Pamela Whelton, Secretary

Kathy MacPhail, Clerk