

HVPOA Annual Meeting Saturday, July 6, 2024

Board Members in attendance: Judy Leeds, Tom Rooney, Ed Larocque, Kate Wilson, Pam Whelton, Ed Davis, Kathy Sousa, Ted Sayce, David Sharp, Mercedes Tyler, David O'Brien, David Smith, Scott Ducharme, Gail McDonnell

A list of members in attendance is attached to this email. Dave Silen, Mike and Barb Capuano, Carole Earle, and Matt Foley attended through Zoom.

After a 20 minute social, during which she introduced all of the candidates for the Board of the Directors, Judy welcomed the group to begin the meeting and thanked the board for providing the coffee and desserts. Judy also mentioned a mistake in bios for Gail McDonnell and Kate Wilson and said that updated bios would be provided.

Judy thanked current BOD members for everything they've done this year and asked for any new members to introduce themselves to the group. Those members were:

1. Sue Hines - 44 Hidden Valley Dr
2. Matt Sharp – 18 Bishops Gate
3. Lindsey Giunta -- 42 Valley Road

Meeting protocol was reviewed:

1. We are all volunteers
2. Please speak one at a time
3. Comments and questions should be made after each report
4. Limit comments and questions to 3 minutes to ensure that everyone has the opportunity to speak
5. Allocated 10 minutes for discussion after each report, Judy will extend if needed. If more time is needed, discussion will be tabled and discussed at next meeting

Judy mentioned that another reply was received from The MacPhail's attorney in which the concerns mentioned included HVPOA spending on:

1. Annual Picnic
2. Water Testing

The BOD intends to address these issues within the Bylaw Review Committee and legal review of recommended amendments. Proposed updates will be presented to HV members in July 2025 at the Annual Meeting. HV BOD supports both the Annual Picnic and Water Testing be included in the 2025 budget approval today.

Q – Why can't we vote now? Voting on including the Annual Picnic and the Water Testing will be part of the budget approval. Any changes to the bylaws require a 30-day notice to

the HVPOA members and member approval. The bylaws committee will present any recommended amendments to the bylaws at the July 2025 Annual Meeting.

- **Bylaw Committee – Kate Wilson**

The bylaws were last updated in 2004 and we are in the early stages of review. It will take a year to complete. To date, the committee has been formed and they've identified preliminary topics and are discussing how to add clarifying language as needed. They will be meeting throughout the year, and legal review could take a couple months. Next year's annual meeting will allow us to vote on any changes.

The Committee will look at the current bylaws and will revise current wording so that funding can be applied to funding the picnic and water testing.

Tom McPhail – The bylaws should be obvious as to what the association spends funds on. Currently it is not clear, language in the current bylaws speak to infrastructure and maintenance. Their attorney looked at the bylaws and would advise against spending money on the annual picnic. They are not against the picnic, but they don't want someone new to the community to challenge it. The state of NH says what has to be in bylaws.

Judy – The bylaws are our guidance, there is room for interpretation. The legal notice questioned funding those items, and the bylaws committee is reviewing the current bylaws to address the spending properly.

Bylaws – Article 2 #4

Members of this association shall be subject to such periodic assessments for the maintenance of the activities of this association.

The Annual Picnic and Water Testing can be interpreted as “activities of this association”

Article 4 #6 – references a list of items that assessments shall be used for

Q – Is taking legal action the right way? Not always. We ask that if there are any concerns to reach out to HV BOD via email (hiddenvalleyassociation@gmail.com) and the Board meetings are open and public.

The BOD recommended bylaw changes will be voted on at next year's Annual Meeting.

Joanne Crowe – As part of the Bylaws Review Committee, we will be amending individual amendments so the votes will be on individual items, but much of this work is still in design.

The amendments need to be voted on by 2/3 of the present membership (2/3 of the members at the meeting) with each household having one vote per the current bylaws.

Pam Whelton – One example of what’s being reviewed, we will be looking at extending terms of certain BOD member positions to contemporize.

At this time, all members in attendance have submitted the votes for the BOD and voting has been closed and volunteers are counting ballots.

In response to some of the water level concerns, David Smith has some updates from the Village District water.

As a long time member of the Village District, on both the Board and as a moderator, the following is a report from the Village District. The Village District BOD apologizes to everyone for the difficulties that may have come from the low water level and promise it won’t happen again. Their purpose is to maintain the water level approved by the state. We didn’t follow through on that responsibility this year. The dam boards were put in late, and when done, were done incorrectly. The result was that we couldn’t capture winter run off or spring rain. This allows us to reconstitute the lake, but we missed it. In order to vote in the district you need to be a permanent resident in the district – 30 families right now in HV. Current team is very strong and dedicated to meeting needs.

If you would like to be involved reach out to the clerk or Dave Smith or Village District with name, address and email.

Committee Reports

- **Environmental Report Dave O’Brien**

In his 3rd year of testing, overall the lake is in great shape. There has been no sign of ecoli or milfoil and cyanobacteria like Winnie. Overall great shape compared to other lakes in NH. The 6 parameters tested are in stable state with the exception of connectivity which is creeping up. i.e. runoff from salting roads, septic systems. A couple of points to maintain – pump septic every 3 years, manage water runoff from roads, and avoid fertilizer use on lawns along with natural vegetation. Update on state fish stocking of the pond – outside view of environmental – NH Fish and Game stocked the pond about a month ago and we saw dead fish. Water was hot and low, seeing the dead fish was alarming but is natural and not to be concerned about. The water was tested twice last week, planning to test 2-3 times this year. Waiting on results from last week but haven’t heard anything yet. Summary will be shared with the group.

Q- With the pond being low, will the state give us a pass on tests because of concentration of other things? Or will the State do something?

It depends on the test results. The State will allow us to address it. I can’t imagine low water level will impact anything.

Q – Is it the responsibility of HVPOA to make sure things are looked at (septics, etc)? How can we be proactive? If it becomes a problem existing BOD doesn't have authority. Maybe can be addressed in bylaws. Recommendations can be made to owners. More education can be shared with current and new owners.

Tom MacPhail – The state watches the trends but won't intrude on voluntary program.

Scott Ducharme – how septics work – NH septics require 1500 gallons -- the bigger the tank, the cleaner the water is. More likely water going to leachfield is purified. Older properties have 1000 gallons, should be pumped out every 2 years if you live on the water. Older septics should be upgraded, if older than 20 years old. Other associations make waterfront owners test septics regularly.

Kate Wilson – Maybe we can post recommended actions to the website that can make a difference.

- **Recreation Report – Gail McDonnell**

Flowers – have been planted around HV beaches, overlook, HV sign and at the top of Heritage rd. I don't get to 2nd beach as much, if you are there, please water the flowers if they look dry.

Tennis – nets were put up in May, 1 new net was purchased to replace an old one. \$750 was budgeted for next year to replace another net and need 2 new pickle ball nets.

Marina – Raise-a-dock put in the docks this year in short notice. Was put in place for approximately the same cost just before Memorial day.

Special thanks to Matt Sharp who volunteered to dive in the lake to locate 6 chains and put the marina in place. When docking boats, pontoons should be in center, smaller boats should go on the end.

Swim rafts – Dave Silen was able to put the rafts in and purchased parts to make sure all is in good shape.

Kayaks/ canoes/ paddle boards – You need a HV sticker – Gail can give you a sticker.

2nd beach – There's a problem with the stairs going into the water, it was noticed because of depth of water. The step was repaired free of charge since it was a hazard.

Picnic – if budget approved, is scheduled for Saturday 8/3 with the rain date being Sunday 8/4. Burgers, dogs and drinks will be provided, but we ask that everyone bring sides or desserts. We need volunteers for set up and break down. The fishing derby will be on Saturday at 8am and will meet at the Marina.

Judy -- Thanks to Gail for all that you do.

Front entry sign – lighting is low voltage, sockets deteriorating. Recommending budget and cost factor (energy consumption) for new lighting and will provide to Gail.

- **Roads – Ted Sayce**

This past year has been busy with roads. Rebuilt Aspen Dr to left, road was bad, whole road rebuilt. Ducharme excavation pulled up road and did drainage work. We had a decent winter, just under 90” of snow in dribs and drabs. Late storms dropped 4’ of snow, no erosion problems on edge of roads. Doing work to promote grass growth. Spring clean-up done, speed bumps painted and did some patching, ditch lines cleaned. Some temp speed bumps were put in per request of owners. We are trying to tame speeding in certain areas. Another was put in on Valley Rd, halfway around loop with signage, sounds like its working well. I’ve been cutting grass on right of ways, will be done a few more times.

Projects

1. Repave Heritage starting at Beach pond just past Alberg
2. Following year Heritage past tennis courts to HV drive.
3. Need to replace culvert on HV drive

2024 budget for road reconstruction was below budget along with road maintenance budget. Use of salt is limited in sand mix due to run off. Reducing use of sand limited to intersections. Put together a comprehensive list of projects to do, taking time to execute but all coming together. If have anything you need, reach out to Ted or see him on the roads.

Q – Waiting for paving at the end of Valley Road – doesn’t go to end of driveway, and concerned about resale value. Requesting property in front of Griffin’s get paved, will look into that. There are also trees growing in the street, need permission to take them down. Asking Ted to come evaluate property to see what can be done. Worried about telephone lines coming down, along with a wire.

Q -- Could not see paint on speed bump on Heritage, can that speed bump be painted to the sides? When the speed bump was reconstructed it was made narrow, it can be extended so paint can be seen better. Will extend painting.

- **David Sharp – Treasurer’s Report**

Current budget – Fiscal Year ends 6/30

We had good financial results for this fiscal year – incoming revenue is \$121K, expenses \$103K, resulting in a surplus of \$18K, this means we took in more cash than we spent.

Budget for year – at loss of \$6500, variance to budget is \$24K favorable.

Revenues favorable by \$6500 – Efforts with legal collections are paying off, brought in more than budgeted for. \$3,048 was collected for late fees/ finance charges assesses in accordance with the By-Laws.

Major variances – Capital improvements:

1. \$5K marina repair, not spent and re-budgeted
2. \$3,500 Aspen Rd project came in under budget
3. Winter storm damage -- \$5K budgeted for emergencies and was underspent by \$3,600

Cash -- \$151K: \$51K is held in checking and money market account at Citizens Bank, \$100K invested in a certificate of deposit at Meredith Village Savings Bank, yielding 4.75%

Collections – as of 6/30, receivables are negative (taken in more than owed). Four accounts owe balances totaling \$16K. There are liens on these 4 properties, 3 of 4 owners are non-responsive. 1 of the 4 is making payments of a negotiated amount. We are being aggressive by referring past due accounts to our collection attorney. These efforts have paid off with cash collections and/or securing our interest with a property lien.

\$19K has already been received as pre-payments of dues for the next fiscal year.

Insurance – budgeted flat insurance, not sure what it will be, renewals come in August

Upgraded accounting systems to QuickBooks online – conversion done, still testing transferred data. This new system allows up to 3 users to access the system for improved transparency. Pam Whelton and Judy Leeds have been added as the additional 2 users. Final financial results for June 30 will be issued at the next Board meeting in August.

Q – Why do we discount annual dues for new construction? The By-Laws are not specific with respect to when an unimproved lot (\$375) converts to an improved lot with a home (\$750). Some homes have been under construction for an extended period of time and these generally do not have an occupancy permit. It was recommend within 18 months of commencing construction, the owner will be assessed \$750, regardless of whether construction is complete. This recommendation will have to be approved in the new By-Laws in order to be implemented. The current By-Laws require that the rate for lots with homes has to be same for all lots, regardless of the location or size.

2025 Budget

The following budget has been approved by BOD and is now recommended for approval by the membership at this annual meeting:

- \$118, 290 recommended revenue budget
- Expenses -- \$115,300 – results in a \$2,990 surplus
- Business operations -- \$19,300 – major expenses include insurance and property taxes on the 5 lots we own – this compares to \$20,200 budgeted last year
- Capital Improvements -- \$5K marina repair, \$32,800 Heritage Road paving and culvert project
- Recreation -- \$23,670 – compared to \$22,200, spent under \$20K this year
- Marina installation and removal \$10,300
- Picnic \$2,500

Environmental -- \$810

Road maintenance -- \$33,720 versus \$33,925 budgeted last year

- \$19,800 for snow plowing and sanding
- \$5,000 for emergency storm repairs
- \$4,900 for roadside tree trimming

The above items generate a surplus of \$2,900

Q – Who pays taxes on lots we own? We do – beaches, tennis courts, marina and ski slope lot – budgeted within the dues.

To close out this report, a vote was held on the Budget – Budget as presented has been approved – 2 Nos

▪ **BOD Voting results**

The results of the first balloted vote of the HVPOA BOD are as follows for the 2024-2025 Fiscal Year:

1. Ed Davis
2. Scott Ducharme
3. Ed Larocque
4. Judy Leeds
5. Gail McDonnell
6. David O'Brien
7. Tom Rooney
8. Joyce Rooney
9. Ted Sayce
10. David Sharp
11. David Silen

12. David Smith
13. Kathy Sousa
14. Pam Whelton
15. Kate Wilson

Meeting adjourned at 11:55am.

The new BOD met after the meeting adjourned and voted on the following Officers:

President- Judy Leeds

Vice President-Tom Rooney

Clerk- Kathy Sousa

Treasurer- David Sharp

Recreation - Gail McDonnell

Roads-Ted Sayce

Environmental-Dave O'Brien