

Hidden Valley Home Owners Association  
Board of Directors Meeting Minutes  
June 6, 2015  
Tuftonboro Town House – 9:00 – 11:00 AM

**Board Members present** - David Smith, Tom MacPhail, Catie Corbin, Ron McCracken, Jerry Wilson, Dottie Endres, Ed Davis, Janice Michaud

**Guests:** Eedee Dopp, Bob Shockley,

**President's Opening Statement**

Our Purpose and responsibility is to preserve current assets and enhance infrastructure and amenities as deemed appropriate and prudent. As Directors we also have the responsibility, to the best of our ability, to see to it that owners within the community comply with their responsibilities as expressed in the covenants that became their obligation when they purchased either a home or a lot.

In addition, the Board attempts to build a strong sense of community where each member contributes to all in ensuring the highest quality of life within the Valley. It is understood that the Directors are a volunteer non-compensated group and need the cooperation of all if they are to continue to effectively function in this historic capacity.

**Minutes Approved**

The Minutes of the Aug 23, 2014 meeting were approved without change

**Agenda**

David announced: As is our tradition Committee Chairs will report in essence

- Where they were at the conclusion of last season
- What they projected to be their goals and objectives moving forward
- What, if any, actions anticipated and unanticipated have happened to this date
- What they envision as their action plans proceeding from here –to include time table.

Chair Reports—Request was made that if the Chair could not be in attendance –their report be forwarded to the President –who will report in their stead –two such reports were received. Our Treasurer's Reports from Dave Sharp –and our Environmental Reports from Jim Minieri.

**Treasure's Report –DMS for D.S**

June 6, 2015

Final Financial results through June 30, 2014:

The Balance Sheet, Profit & Loss Statement and Cash Roll Forward have been prepared for the period ending 6/30/14. All bills have been processed and all cash accounts have been reconciled to the most recent bank statement.

Our Profit & Loss Statement shows Revenues of \$73,049 and Expenses of \$69,910; this resulted in a net profit of \$3,139. The current year was budgeted at a loss \$46,155; [Marina Project] as a result, the budget variance is favorable by \$49,294. Revenues are unfavorable to Budget by \$3,531. Expenses are favorable to Budget due to non-expenditure of allocated funds.

Here again we cautioned in: There is the tendency to celebrate what has not been spent but all too often – the non expenditure represent the non fulfillment on a agreed upon course of action.

### **Uncollected Dues**

The status of uncollected dues has deteriorated in the past couple of years. In '14 had 13 members who have yet to pay current year assessments of \$5,200. In addition, these 13 members owe an additional \$6,013 for prior year dues and interest. This total balance due of \$11,213 compares to the previous year balance of \$8,108 (from 9 members). Two of the above members have been successfully sued in Ossipee District Court. However, both are currently in violation of their court-ordered payment plan. Members with unpaid balances will receive lien notices with their next dues invoice. Property liens will then be filed 30 days after the delivery of these notices

Much discussion followed re: any and all steps that can and should be taken to see to it that any and all dues are paid ---the product of those investigations will be shared with our Treasurer and an agreed upon multifaceted course of action will be a priority agenda item for our next meeting on the 27<sup>th</sup> the product of which will be shared at the Annual Meeting July 5<sup>th</sup> .

Again in this year "15: All expense categories are favorable to Budget. The largest favorable variance is from \$37,000 budgeted for the Marina Replacement Project. No funds have been spent on this project at this time. There is no significant overspending on any other line item budget.

We were informed in '14 that our insurance carrier no longer offers this product in NH after our current policy expired in August 2014. Our local insurance agent was set to investigate other insurance carriers.

### **Cash Position**

Our cash position remains strong. Our total cash balance of \$117,595 includes our reserve account of \$75,169. This account is invested in a 6-month certificate of deposit earning interest at 0.03%. This reserve is intended to cover capital improvements or unbudgeted emergencies that require repairs to our roads and other common areas. The remaining cash balances are held in an interest bearing money market account and in a non-interest bearing checking account.

### **Interim Financial results through June 2, 2015:**

The Balance Sheet, Profit & Loss Statement and Cash Roll Forward have been prepared for the period ending 06/02/15. All known bills have been processed and all cash accounts have been reconciled to the most recent bank statement.

Our Profit & Loss Statement shows Revenues of \$74,263 and Expenses of \$61,898; this resulted in a net profit of \$12,565. The current year was budgeted at a loss \$43,390; as a result, the budget variance is favorable by \$55,955. Revenues are unfavorable to Budget by \$2,267.

Again as above within '14 report --Expenses are favorable to Budget due to unexpended items headed by the proposed Marina project that has been interrupted by some health issues. The intent from discussion

is to bring the project back on track with the review of decisions made to date re: the docking system and a course of action re: the pathway leading to the docks. This too will be a significant agenda item on the 27<sup>th</sup> the product of which will be passed on for a vote at the Annual Meeting July 5<sup>th</sup>. A review of related challenges, proposed solutions and necessary funding will be prepared and presented.

Uncollected dues continue to be a problem this year. There are 10 members who have failed to pay past and current year dues. Interest is being applied at 18% in accordance with our By-Laws.

See above re: intended related action

And again --Most expense categories are favorable to Budget.

Liability insurance policy increased significantly at renewal and this resulted in an unfavorable variance of \$2,613. As stated above, our previous insurance carriers, and numerous other carriers, have ceased doing business with associations and organizations that own and maintain swim rafts. Our local agent found a carrier willing to provide this coverage; however, this resulted in a significant premium increase.

Property taxes are also unfavorable to Budget by \$3,884. Tuftonboro has decided, with input from our Board, to assess taxes directly to our association rather than as an allocation to Hidden Valley property owners. This change in process will be equitable unlike the prior methodology and should, in theory, result in lower valuations for Hidden Valley members with properties in Tuftonboro.

Finally Treasurer Dave Sharp reminded Chairs:

“To Department Chairs,

Our regular process is to submit and approve a preliminary budget at the last Board meeting in June (June 27 this year). This Budget is then presented to the members at our annual meeting scheduled for July 5. It would be helpful to me to receive your input back no later than June 20.

### **Roads Report: Ron McCracken**

**HVPOA Road committee report** For year 2014-2015:

#### **Road Paving:**

Last fall we paved the remaining 1285 feet of Hidden Valley Drive running from the Lynch house, (top of the hill after the Valley Rd. intersection), almost to the Marina. Prior to paving we removed 40+ rocks that had popped thru the old surface.

#### **Major Work:**

We removed a failed culvert on Valley Rd. and replaced it with a new one sited about 40 feet away to facilitate better water flow. The road cuts were also repaved.

Gravel was added to the inner curves on the ‘loop’ to combat erosion that was occurring.

Also, a new catch basin was added to the 1<sup>st</sup> beach parking area to remove water that was eroding the driveway entrance to the beach.

**Tree Trimming:**

NEEC came thru the Valley last year and did a great job clearing out trees in most areas. This led to better winter road conditions as sunlight was able to warm the road surfaces.

We also had Libby in for 4 days on the continuing quest to trim the roadways on the non power line side.

**Fall Maintenance:**

Leaves, leaves, and more leaves. All find their way into the culverts.

**Winter Maintenance:**

This was, by all accounts a very cold and long winter. Things froze early and stayed that way. As usual, we had a period of severe icy weather with sleet. This prompted sanding that would just get iced over in a few hours, prompting more sanding. There were a few complaint calls.

**Sweeping:**

Sweeping was done just before Memorial Day and came in at \$870 (vs. \$1020 last year).

Thanks to Ray Graham for taking the sand.

**Roadside Mowing:**

As we've done in the past, plans are to mow twice. Once prior to 4<sup>th</sup> of July and again in late August, prior to Labor Day.

**Speed Bumps:**

Paint to be ordered.

\*\*\*\*\* For the upcoming year \*\*\*\*\*

Depends on the budget allocation. (Marina?, Tennis courts?)

That's all folks!

Ron McCracken

**Beaches Erosion**

Much consternation was expressed re: the continuing problem of our beaches' sand eroding into the Lake. A number of suggestions were made as to both the contributing factors and possible solutions. A committee was establish for each beach --their assignment being to formulate a complete Problem Statement and proposed Solution to be taken up on the 27<sup>th</sup>.

It was agreed that consensus would be established 1<sup>st</sup> on the full and complete elements of the problem at each location before moving to establish a plan for and funding of consensus derived Solutions.

## **Environmental ---DMS for Jim Minieri**

### **ENVIRONMENTAL REPORT**

June 6, 2015

- Water quality samples from Lower Beech Pond were taken three times by the HV environmental team during 2014. June, July and August.
- A 2014 A VLAP Report for Lower Beech Pond from NH DES for the samples taken, including historical water quality trend analysis. See VLAP Individual Lake Reports included and also check the DES website:  
[http://des.nh.gov/organization/divisions/water/wmb/vlap/annual\\_reports/2014/index.htm](http://des.nh.gov/organization/divisions/water/wmb/vlap/annual_reports/2014/index.htm) for more detailed information.
- Random Weed Watches were conducted on Lower Beech Pond by the Jim Minieri and other concerned members have not found any Exotic Weed Species present.
- The Lower Beech Pond HV Environmental Team in 2015 will continue water quality analysis three times during this season. Once each during June, July and August. There will also be random weed inspections performed during the season.
- Not sure if a VLAP Biologist will visit Lower Beech Pond this year or not, I am looking into this matter.
- I plan/hope to add Temperature and Dissolved Oxygen Data Collection to the lake sampling this year. Trying to set this up with Sara Steiner VLAP Coordinator

In reviewing accompanying information the only area of concern was the pH that has traditionally been a delicate matter and while listed as the area of concern appears to be stable as it has been in recent years. This area will be receiving particular attention. And all owners are again called on to be sensitive to environmental concerns and guidelines as our pond and its condition is by far our greatest asset and most important guardianship.

## **Lakes Region Water update --DMS**

David has met recently with owner Tommy Mason and has had renewed contact on related issues with the Directors of DES and PUC. Again while the vast majority of our safety and service concerns have been addressed over the last decade –the central issue of the expense associated with service to Swissvale –not a member of the LRWC group-- remains of significant concern. Questions surrounding its proposed purchase from the Mason Trust of the Mt. Roberts site as well as the associated operating and capital costs –for the fee payments received from Swissvale for water remain –in David's strongly held opinion the current fee seasonal based arrangement w/ Swissvale is fundamentally unfair to the LRWC consumer. In conversation w/ the Director of PUC he has proposed that the contract w/ Swissvale be redrawn so in addition to fees they pay capital costs based on the usage percentage.

It is most important that all parties know that we are paying attention and will react to any level of perceive injustice.

## **Village District Progress Report re: reconstruction of the earthen Dam**

The preliminary budget meeting has been held identifying the areas and amounts to be proposed for funding at the Annual Meeting to be held Friday Night June 12<sup>th</sup> 6:00 at the Town House. The announcement and agenda to include:

Hello,

This is a letter to inform you of the upcoming annual meeting on Friday, June 12th at 6:00 p.m. @ the Tuftonboro Town house.

We hope to see you there.

Reminder: There will be voting at this meeting. To be qualified as a voter, you must be domiciled in the district & it must be your permanent address.

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Article 2 explanation: At the budget hearing, we discussed to continue to appropriate the same amount of money appropriated last year in anticipation of the upcoming expense of the dam work.

Article 3 explanation: At the budget hearing, we discussed to appropriate \$400 for annual dam fees and \$100 for unanticipated operating expense.

Sarah Christian  
LBPVD clerk

**THE STATE OF NEW HAMPSHIRE**  
**Lower Beech Pond Village District**  
**2015**

To the inhabitants of the Lower Beech Pond Village District in the town of Tuftonboro and Wolfeboro, County of Carroll, in said State, qualified to vote in Lower Beech Pond Village District affairs:

You are hereby notified to meet at the TUFTONBORO TOWN HOUSE,  
247 Middle Road on JUNE 12th at 6 o'clock in the evening to act upon the following Articles:

**ARTICLE 1:**

To re-elect one Commissioner; a Moderator, Clerk, Auditor and Treasurer for the ensuing year.

**ARTICLE 2:**

To see if the District will vote to continue to raise and appropriate the sum of \$32,000, coming from general taxation, to fund the 2015 operating budget.  
(Majority vote required)

**ARTICLE 3:**

To see if the District will vote to appropriate the sum of \$500, coming from unreserved fund balance, to fund the 2015 operating budget.  
(Majority vote required)

**ARTICLE 4:**

To see if the District will vote to take out a loan to pay for the necessary dam work.  
(Majority vote required)

**ARTICLE 5:**

To see if the district is willing to continue with the Annual Meeting after May 1.  
(Majority vote required)

Given under our hands this, 12th day of JUNE in the year of  
Two Thousand Fifteen

A True Copy Of Warrant – Attest:

*Timothy Christian*

*Stan Janeczko*

*Laureen Hadley*

Commissioners of Lower Beech Pond Village District

**2015 Meeting dates:**

Saturday, June 27, 2015 – Board Meeting

Sunday, July 5, 2015 – HVPOA Annual Meeting

Saturday, August 29, 2015 – Board Meeting

**Adjournment:** There being no additional agenda the meeting of the HVHOA adjourned at 11:05

Prepared by Janice Michaud  
Secretary HVPOA