

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

Meeting began at 9:00 AM

Board Members present - David Smith, Mark Evitts, David Sharp, Janice Michaud, Ron McCracken, Chuck Wilcox, Frank Cannon, Ed Davis, Dotte Endres, Tom McPhail, Bob Shockley

Board Members absent – Jim Minieri, Catie Corbin, Paul Dubuc, Rex Hawley

Guests: Scott and Tammy Ducharme, Mercedes Tyler, Tom Kennedy, Geoff Blackett, Joanne Crowe, Jerry Wilson, Eedee Dopp, Kathy McPhail

Approval of the Minutes of the 2015 Annual Meeting

President David Smith opened the Meeting complimenting Secretary Janice Michaud for pulling the Minutes of the Annual Meeting together and asking for their approval.

Approval was moved by Tom McPhail Seconded by Ed Davis and unanimously voted.

Agenda

Treasure's Report – See Attached

- Cash Position is strong. Accts receivable is still a problem. \$4200 was not collected this year. \$11,000 from previous years is still owed.
- 25% collection agency fee will be charged to owner who is delinquent.
- CD has about \$40,000. Money has been taken out to pay costs of the marina.

Discussion points regarding future expenditures included:

- We will be diminishing our Reserve Account with the projects to upgrade our marina, tennis courts and beaches. What amount do we want to hold in that account?
- Currently both operating reserve/emergency and capital reserve are held in one account and we should seriously consider two and perhaps three accounts for these dedicated purposes.
- General agreement that we want to avoid special assessments and a capital account should be built to handle projected capital expenditures.
- A question was raised about a possible increase in Association dues. It was pointed out that our current dues have been in place for a long time and are half of the next lowest dues of similar associations.
- The belief was stated that we need to come up with a proposal for a 5 year budget projection that addresses the needs of the community for future operating and capital expenses, and that we should survey the membership to find out what people want and what they are people willing to pay for it.
- People need to be aware of costs of projects.
- One member voiced concern about the state of the economy and we want to avoid both large assessments and large jumps in dues that some members may not be able to readily afford.

Roads Report: Ron McCracken – Please see attached report.

- Paving on Valley Rd to widen it to 17 feet.
- Road should be straight, but it is curved due to ledge. Ledge must be removed. Ron gave an estimate of \$32,000. Ledge must be removed. Ron wants \$22,360 which has been budgeted, and within the budget.
- Hidden Valley Sign is ready to be installed.

Recreation: Chuck Wilcox's report will be included when I receive it.

- Basketball nets installed
- The Annual Picnic went well. Chuck Wilcox thanked all volunteers. Fishing Derby on Sunday. A 14 inch fish won.
- The new docking will be delivered by end of October on first beach. They will be installed in spring.
- Tennis courts will be sealed next week. Chuck does not believe post need to be replaced. Coating, lines and pressure washing of courts will be completed.

Environmental ---DMS for Jim Minieri

- Water quality samples from Lower Beech Pond were taken on 7/19/15 and 8/13/15.
- Results for 7/19 have been processed. All parameters are good, within our normal ranges. See attachment #1
- Results for 8/13/15 – Have not come back from the lab yet.
- For the 8/13/15 sampling: Two new parameters were added - (1) for Phycocyanin at the Deep spot, Beach 1 and Beach 2 take at various depths – (2) A Temperature Scan at the deep spot
- See Vlap Individual Lake Reports at the DES website:
http://des.nh.gov/organization/divisions/water/wmb/vlap/annual_reports/2014/index.htm for more detailed information.
- I have not documented a Weed Watches for 2015 but we feel we remain fortunate to be free of milfoil.
- For next sampling season, 2016 - The Lower Beech Pond Environmental Team plans to continue water quality analysis three times during the year. Once each during June, July and August. There will also be random weed inspections performed during the season.
- David expressed appreciation to our environmental team who conduct our studies and calls on all members to remain vigilant in doing all that will enable us to preserve what is our central asset – our pond and its quality.

Need for Nomination Committee

David called on all board members to be on the look out for and to encourage interested members to join the Board.

If interested call David at 569-4623

Lakes Region Water update –DMS

David covered in detail the ongoing maneuvers of the company and the potential negative impacts on the consumer w/in their 17-member system. Aspects of those maneuvers including, once again, their attempt to buy the Mt Roberts supply field from themselves [Owners mother's trust] - for a huge premium the projected cost of which they would then turn to recover from the consumer and is embedded in their current application for a 38% rate increase.

David has been fighting the Mt. Roberts maneuver for 11 years but increasingly concerned as it is allowed to come back into consideration again and again.

Village District Progress Report -from Sarah and Tim Christian

The hydrology report was submitted several months ago. We are waiting for a report from the DES. As of today, we have received a draft of the design. Once the DES has approved the hydrology report this draft will be submitted for their approval. If they feel any changes need to be made, they will be addressed before the final design is done. We are hopeful to have a final design before the snow. It's all in the DES's hands though- we can only go as fast as they do. :)

Capital projects:

Mark Evitts initiated discussion on beaches

- We have received one quote for redesign of Beach 2 --\$40,650.00, and would like to have at least two more for our consideration as to how we wish to proceed.
- Bob Shockley started this process 9 years ago. State said erosion needs to be addressed before approving work on beach improvement. Drainage controls installed, while helpful have proved to be insufficient. On 1st Beach impaired by sand infiltration. Planted flowers and grass have help wash out.
- While Second Beach would appear to call for a perched beach due to the grade the necessity for such on First beach was questioned.
- Mark expressed his opinion that we need experts to do the job. An expert can better navigate the state guidelines and they can provide us with proven examples of their design and the effectiveness of those designs in similar locations.
- Scott Ducharme believes beach can be done with volunteers and he volunteered to lend his expertise.

Action Steps

- After much discussion, it was decided that we will go to Conservation Commission to establish the chain of considerations that must be addressed to be approved to proceed on 1st beach.

- After discussion of 2nd beach improvement, the board decided to: establish a committee consisting of Mark Evitts, Scott Ducharme, Ron McCracken, Chuck Wilcox, and Bob Shockley that will meet at 2nd beach 9am Sept 5th with the objective of establishing a vision for the beach and the steps to accomplish that vision –beginning with investigating what permits will be necessary to proceed. All pretty much agree that we need a perched beach. The plan also includes continued efforts to receive proposals w/ visual designs from marine contractors
- Dottie Endres talked about Piping Rock where they did the type of work. She will send some photos.

Marina Pathway

- Mark talked about stone steps down to the marina. He got a proposal of \$10,000. Money to meet this cost had been previously approved and is in the budget. There was a unanimous vote to proceed,

Membership Contact Information Janice Michaud/Eedee Dopp:

- Secretary Janice Michaud informed the board about plans to update our membership contact list. Eedee Dopp has agreed to help with this, and is also willing to put together a welcome package for new members. Could you please put this item on your agenda?

Hidden Valley Gardens Eedee Dopp –

Special thanks to Lindy Davis, for taking over the Entrance Garden!

I would like to express my appreciation to all the people who have volunteered to keep the Hidden Valley gardens watered and looking their best! You all make my job much easier! Many of you have been helping since I first started planting the gardens & volunteer year after year.

“Thank You” to: Gail & Bill McDonnell, Joyce & Tom Rooney, Tom Kennedy, Helen & Jerry Wilson, Carol Earle, Donna Shockley, Sandy Newman, Sue Cannon, Jane Hernandez, Catie Corbin, Eileen Kleinberg, Mercedes Tyler, Doug Phillips, Jill Paul, Kristen Burke, Tom MacPhail & I cannot forget my husband, Jerry who does a lot of digging & carrying for me!

David Smith recognized Jerry’s special contribution in mowing and landscaping the overlook observation/picnic area

Adjournment: There being no additional agenda the meeting of the HVPOA adjourned at 11:36

Prepared by Janice Michaud
Secretary HVPOA