

Hidden Valley Property Owner's Annual Meeting

Sun. July 5 10:10 am @ 1st Beach

Board Members Present – David Smith, David Sharp, Ron McCracken, Chuck Wilcox, Frank Cannon, Ed Davis, Dottie Endres, Tom MacPhail, Janice Michaud, Bob Shockley, Jerry Wilson

- Annual Meeting Minutes of July 2014 were approved without change

President's Opening Statement --David Smith

David Smith a resident of the Valley since summer of '75 and President of the Association's Board of Directors since 2003 opened the meeting with the following statement.

From the time of the creation of our development this volunteer Board has taken on the responsibility to preserve and enhance current infrastructure, exhibit A being our Roadways--- and our amenities as deemed appropriate and prudent ----centered in the recreational facilities of our beaches, the tennis courts and the Marina.

You will hear this morning about what has been accomplished over the past year and the challenges and exciting prospects for the year ahead centered in attention to the restoration and enhancement of our recreational facilities.

As Directors we also have the responsibility, to the best of our ability, to see to it that owners w/in the community complies with their responsibilities as expressed in the covenants that became their obligation when they purchased either a home or a lot. ---As well as our By-laws Rules and Regulations--which the community has developed over the years in service to what has been deemed to be in our mutual best interest.

While the Directors provide an extraordinary and reassuring service the very nature of volunteerism is centered in the sense of reward accomplishment and some positive feed back by giving not in the angst surrounding having to act as a law enforcement officer---and they should not be placed in that position,

Toward that end the Board attempts to encourage a strong sense of community wherein each member recognizes they have obligations and they have an impact which contributes to both the message and the visual reality of the quality of life w/in 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 be ready wiling and able to effectively function in this historic capacity rather than reaching a point as has become the case in many such associations where they have to hire and be dictated to by a management company.

David then recognized the service of retiring member Jerry Wilson for his interest energy in service to the entire community of the Valley. And he encouraged all to consider joining the board {If interested call David 603-569-4623]

Reports of Committee Chairs

Chuck Wilcox – Recreation

- The annual picnic will be held on Saturday, August 8th at noon. Hot dogs and hamburgers and soft drinks will be provided. There will be games for the children.
- The surface of the tennis court needs cleaning and the lines need painting.
- Please limit the number of kayaks placed on racks to two per household. All kayaks need stickers. Kayaks that do not have HVPOA stickers on them will be removed.
- The docks for the marina have been purchased, and will be delivered at the end of summer 2015. They will be installed in the spring 2016.

Ron McCracken –Roads

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 1st 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 Dan 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 4th of July and again in late August, prior to Labor Day.

Speed Bumps:

Painted on June 24th. Thanks to the crewmembers Tom Kennedy, Tom McPhail, Jeff Blackett, Jerry Wilson, and Jack Griffin. I think we finished in record time this year, about 2 ½ hours.

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

Plans are to re-build (widen and pave), section of Valley Road from Paul Dubuc's house to Bill Endres house. This is the section left undone from the loop to Ridge Road.

Replace a culvert across Bishops Gate Rd. at the intersection of Heritage.

Ron McCracken

Report on Beach Improvement- Mark Evitts

As discussed at our Board of Directors meeting on Saturday 6/27, our two community beaches have suffered from erosion problems for years and despite best efforts by the Association, the problems have never been solved. The constant erosion sweeps any sand put on the beaches into the pond which has resulted in a build-up of sand in the water and very little sand on the beaches. Much of the beach area is rocky and uncomfortable to sit and walk on. The desired solution is to have sand placed on the beaches stay on the beaches.

This morning I called Dale Keirstand (Phone number, 603-271-4058) at New Hampshire's Water Pollution Division in Concord. Mr. Keirstand is an environmentalist and coincidentally he visited Lower Beach Pond approximately 10-years ago when Bob Shockley and Fred Antil tried to address the problem at First Beach. Mr. Keirstand could not recall the specifics or the outcome but felt that Bob and Fred were on the right track at the time.

Highlights of my conversation are as follows:

- 1) The state has an extremely high bar for both removing sand from the water and removing it from below the high watermark when the pond is drawn down. The reason for this is sand often contains phosphorus and disturbing the sand results in phosphorus being kicked up and into the water. When this happens, unwanted plant growth and poor water conditions often follow. Based upon my conversation, I do not believe we can accomplish removal of the sand that currently resides in the pond.
- 2) Mr. Keirstand feels the best solution for our problem is the installation of perched beaches on Hidden Valley's First and Second beaches with some modification of the water flows above the perched beaches. This solution is somewhat complicated (but likely not unsolvable) on First Beach as there is a need to keep some of the beach open to the water for the launching and pulling of boats.

The problem we face with our beaches is not uncommon in the Lakes Region. As noted during our meeting on Saturday, the 19-mile public beach on Winnepesaukee is a perched beach. Also, I found that the Ashland town beach on Little Squam is a perched beach. I plan

to visit both of these this summer and when I do I will take pictures and send them to the Board. A google search of “perched beaches NH” results in examples of perched beaches throughout the lakes region at private homes. They can be elaborate or simple. I have a small, simple perched beach in front of my house that board members can visit at their convenience.

- 3) The other key takeaway from my conversation with Mr. Keirstand is there are marine contractors that specialize in projects along the shorelines of New Hampshire’s lakes and ponds. These firms work with the State’s shoreline protection act constantly and they know how to secure permits to get work such as perched beaches done. The contractors Mr. Keirstand recommended are NH Environmental Consultants (603-387-9684) and Folsom Design Group (603-393-5751). Other firms include Watermark, Winnepesaukee construction and Northeast Dock and Barge.

I plan to contact some of these firms and see if they can come out and evaluate our beaches and make some recommendations.

6/30/15

I called Environmental Consultants, Folsom Design and Northeast Dock and Barge. I didn’t hear back from Environmental Consultants; Northeast Dock and Barge’s secretary promised to have someone call me the week of 6th. I spoke with Cynthia Folsom at Folsom Design. She seemed very interested in the project and asked if we had a survey. I agreed to research this issue and call back next week.

7/5/15

I spoke with Bob Shockley at the Board Meeting and he said he had a survey for First Beach which I picked up after the meeting. I also learned from Ron McCracken that the beach in Alton Bay is a perched beach.

The immediate goal is to meet with two or three of the Marine Construction firms in early August during my vacation to get initial thoughts on solutions to the beach problems. I will then report back to the Board at our late August meeting.

Dave Sharp Treasurer’s Report

We are also most fortunate to have the volunteer service of CPA Dave Sharp as our Treasurer— Dave doesn’t just keep the books he is active in all ways in considerations of dues /asset collections – and the use of those assets to preserve and advance the quality of life for all –and he has led the team in doing so without a dues increase for a number of years. Due to this years projected agenda he has helped us to do some juggling----Dave

David’s Treasurer’s Report is attached to this 2015 Annual Meeting Report.

Environmental Report –for Jim Minieri----Jim continues to Chair our Environmental team whose responsibility is entered in monitoring –with the help of the appropriate State agencies the health of our central asset, our pond –He will continue to do so in the year ahead –but is unable to be with us today.

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 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 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 are 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 12th 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.

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.

Meeting adjourned at 11:30 AM

Minutes prepared by Janice Michaud