

Hidden Valley Property Owner's Annual Meeting  
Sat. July 5 10am @ 1<sup>st</sup> Beach

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

26 Hidden Valley Members were present.

President: David Smith Opened meeting expressing appreciation to those in attendance.

- Annual Meeting Minutes of July 2013 were approved without change

- Mr. Smith then expressed appreciation of our tradition of volunteerism and of each and every member of our current Board of Directors to include: Tom MacPhail - Vice President, Dave Sharp - , Treasurer, Eedee Dopp - Secretary, Ron McCracken - Roads Chair, Chuck Wilcox - Recreation Chair, Tom Kennedy - Nominations Chair, Jim Minieri -, Environment Chair, Janice Michaud – Secretary in Waiting, Geoff Blackett, Frank Cannon [about 40 years], Paul Dubuc, Dottie Endres, Rex Hawley, Bob Shockley [20 years], Jerry Wilson, & Ed Davis

He expressed thanks to retiring Geoff Blackett and to long serving Tom Kennedy who contributed with distinction as our Treasurer and then moved on to Chair the Nomination Committee. David then spoke of retiring Eedee Dopp whose flowers brighten our Valley and as Secretary Eedee has not only served as the main contact person who kept you informed through Minutes but has kept us the members of the board focused on our responsibilities.

### **Tom Kennedy - Nominating Committee**

Tom Kennedy discussed the compliance status of the bylaws relative to meetings and elections which require that :

- A. The Annual Meeting of the members of the Association shall be held in July of each of.
- B. The Membership shall at the Annual Meeting elect the Board of Directors of the Association for the succeeding year. ...
- C. The business and property of the Association shall be vested in a Board of Directors...
- D. Meetings of the Board of Directors shall be held at least four times per year...
- E. The Officers of the Association who are Board Members shall be a president, a Vice -President, a Treasurer, Chairman of Roads, Chairman of Recreation, and a Clerk. These Officers shall be elected by the Board of Directors...

A, B and C will have been accomplished prior to the conclusion of the Annual Meeting on July 5, 2014  
D and E. will have been accomplished at a subsequent reorganization Meeting of the Board of Directors to be convened at the conclusion of the Annual Meeting on July 5, 2014.

In order to establish a list of nominees for the new board, the current Members of the Board of Directors were polled to determine whether or not they intend to be nominated for the next Board of Directors and also during the Annual Meeting an invitation was extended to any Member of the Association to come forward and offer to share their talents and expertise and consider being nominated and becoming a Director.

One individual responded and was included in the list of nominees.

Tom Kennedy presented a motion to nominate and elect the following members of the association to the Board of Directors:

David Smith, Tom MacPhail, Ron Mccracken, Janice Michaud, Jim Minieri, Dave Sharp, Chuck Wilcox, Bob Shockley, Jerry Wilson. Frank Cannon, Dottie Endres, Rex Hawley, Paul Dubuc, Ed Davis, Catie Corbin.

The motion was seconded and received a unanimous vote of approval and the new Board of Directors has been duly elected.

### **Jim Minieri - Environmental Chair-**

#### **Reporting on the condition of our most valuable asset**

- Water quality samples from Lower Beech Pond were taken three times by the HV environmental team during 2013. June, July and August. Chlorophyll-A, Conductivity/Chloride, E.coli, Total Phosphorus, Transparency, Turbidity all were good. pH levels were less than desirable range of 6.5 – 8.0 units. Recommended actions are to better control storm water runoff into the lake.
- A 2013 Water Body Report Card for Lower Beech Pond from DES VLAP 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/2013/index.htm](http://des.nh.gov/organization/divisions/water/wmb/vlap/annual_reports/2013/index.htm) for more detailed information.
- Weekly Weed Watches conducted on Lower Beech Pond by the HV Environmental Team and other concerned members have not found any Exotic Weed Species present.
- The Lower Beech Pond HV Environmental Team in 2014 will continue water quality analysis three times during this season. Once each during June 18, 2014 is done, July and August. There will also be a minimum of weekly weed inspections during the season.
- Note that there will be a Biologist coming to Lower Beech Pond this year for our July 14, 2014 sampling already scheduled.
- Sara Steiner, DES, Volunteer Lake Assessment Program is keeping records of volunteer hours and the profile of all each volunteer. To carry out this task forms are provided and will be completed for the entire sampling season for each person and submitted with the last samples. This program is optional but I will try to complete it.

Read Letter From Sara .... I volunteered to participate

- Volunteer Profiles and Volunteer Time
- a. Mentioned earlier in the year, we would like to hear about you, how long you've been involved in monitoring and what motivates you to be involved. This allows us to get to know you better so we can better manage and acknowledge your work.
- b. Tracking your time spent monitoring and driving to and from laboratories allows everyone to have a better understanding of the effort involved with volunteering, associate a monetary value to that time, and also can serve as match for grants.
- 2. The **Citizen Science Lecture Series** was initiated as a way to provide more current information to you as well as others involved or interested in biology, limnology, ecology,

wildlife, and environmental sciences. We are offering one per quarter in 2014 and may offer them more frequently if there's enough interest. We are also requesting any ideas or suggested topics that you are interested in.

- a. The Summer series is on July 22<sup>nd</sup> from 6:00 – 7:00 p.m. and is on Loons and the Health of Our Lakes to be held at the Loon Preservation Center in Moultonborough, NH. For more information visit <http://des.nh.gov/organization/divisions/water/wmb/vlap/citizen-science.htm>
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- **3. Cyanobacteria Pilot Project:** EPA New England has initiated a project to estimate cyanobacteria concentrations in NE lakes. Cyanobacteria produce a specific pigment called phycocyanin. The project intends to measure phycocyanin levels in lake water using flourometry. The goal is to observe relative levels of phycocyanin production and relate it to bloom occurrence.
- **a.** EPA will provide states with all of the tools necessary to collect and analyze the samples, but they are asking our volunteer monitoring programs for assistance to collect the samples. Participation is voluntary and at a minimum will require one extra sample collected at the deep spot. Analysis will occur here and is free of charge.
- **b.** Protocols have not been finalized yet, but once final, we will communicate and offer training to those interested in participating.
- **c.** This will be very useful information and we encourage you to participate.
- **This link will take you to the Lower Beech Pond Reports**
- [http://des.nh.gov/organization/divisions/water/wmb/vlap/annual\\_reports/2013/documents/lower\\_beech-tuftonboro.pdf](http://des.nh.gov/organization/divisions/water/wmb/vlap/annual_reports/2013/documents/lower_beech-tuftonboro.pdf)

#### **Ron McCracken - Roads Chair:**

#### **Reporting on our most expensive asset our infrastructure**

#### **Road Paving:**

Last fall we graded and paved 'the loop' so that now all roads in the valley are paved. Before grading we brought in 160 yds of processed gravel to provide a good base. In all 1122 feet of roadway was paved.

Additionally, 300 ft of Hidden Valley Dr. was resurfaced. Starting at the speed bump on HVD at the intersection of Valley Rd. and continuing up the hill to Lynch's house. 12 rocks were removed prior to paving.

#### **Major Work:**

On Valley Rd. (near the Dubuc house), a culvert was installed prior to paving. On HVD, where we paved, the right shoulder needed to be reshaped to divert water from flowing across the roadway.

#### **Tree Trimming:**

We budgeted for trimming but the vendor (Libby), told me he couldn't do it until February. I opted not to have it done with snow on the ground.

We had two trees fall across the road this year, one across Ridge Rd. last Fall, and one across Valley Rd. this Spring.

We are supposed to be on the schedule for ROW clearing by NHEC this year. However, we are not listed on the latest listing, June. I have written and asked when we would be scheduled.

### **Fall Maintenance:**

This Fall I had three problem culverts cleaned out, 2 were under driveways. Problem means that they clog and overflow with heavy rain. In one, the culprit was a mailbox.

### **Winter Maintenance:**

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

In late winter I had to have a bucket loader in to open up some snow banks to allow melt water to runoff. There was a particularly bad spot on HVD near the Hymans house. The road at the bottom of two hills would flood with rainwater and snowmelt but couldn't flow off the road due to the packed and frozen snow banks. This water was 6-8 inches deep and would continually melt and freeze causing severe ice ruts.

### **Sweeping:**

Sweeping was done on May 29, late this year because of the wet weather delays, and also more expensive because of the larger amount of sand. (\$570 (4 hrs), last year vs \$1020 (7.5 hrs.) this year.)

Thanks to Ray Graham for taking all that sand.

### **Roadside Mowing:**

We were mowed last Saturday, and will be mowed again late August. (dependings on growth). Plan is to have the Valley mowed prior to 4<sup>th</sup> of July and Labor Day.

### **Speed Bumps:**

Freshly painted. We tried to make them reflective by using glass beads, I think the results were mixed.

Thanks to the painting crew; Tom Kennedy, Jack Griffith, Jerry Wilson, Jeff Blackett, and Amanda, Nathan and Michael Holmes.

Sincere thanks go out to Bill Dawson for his help in opening up the roadside ice banks this Spring and for his donation of culvert work on Heritage Dr.. And thanks also to Dick Crawford for his help and assistance in opening up clogged drains and removing downed trees this past year.

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

We plan to address drainage and erosion issues at the 1<sup>st</sup> beach parking area and access road.

Move and replace a culvert on Valley Rd. past Ridge Rd.. The existing culvert was cleaned last year but is still not functioning well. The plan is to remove it and relocate a new one about 40 feet closer to Ridge Rd. where a natural drainage gulley is located.

Complete Paving of Hidden Valley Drive. It has taken 5 years, but this may be the year. The last 1285 feet, Running fro the Lynch house, (top of the hill after the Valley Rd. intersection) almost to the Marina. There are at least 40 rocks that need to be removed prior to paving.

That's all folks!

**Chuck Wilcox - Recreation Chair**

The Annual Picnic will be on Sat., Aug., 9 @ noon on 1st Beach. Hot dogs, hamburgers and drinks will be provided, bring something to share.

We are in the process of obtaining bids from 3 vendors to replace the marina docks.

We are also looking for a remedy to make the walkway to the marina safer and easier to use. Have had several contractors look at the area and provide suggestions and quotes.

**Dave Sharp - Treasurer**

Please go to the Financial page of the Website, to see David's report

**Eedee Dopp – Outgoing Secretary**

Being Secretary for HVPOA & being on the Board, has been a nice experience for me. I have met a lot of you, that I probably wouldn't know, had I not volunteered to do so,

If you haven't been on the Board, give it a try, you will find it rewarding.

It is nice to see changes made that you have had a part in.

I love flowers and have had fun building planters, deciding what to plant and watching them grow, thanks to all my watering helpers. If someone would like to help out next year to plan and plant the entrance, please let me know.

Moving to Hidden Valley 11 years ago, was a dream come true for me. I love rocks and water, along with flowers and I have all of that now & lots of friends, too.

Thanks to my friend Janice Michaud for taking over as Secretary.

**David Smith - President****Lakes Region Water Company**

Over the past decade their service to us is greatly improved in good measure thanks Jake Dawson but a major issue of source/supply looms.

David promised stay on top of it and will call on members and the other members within the 17 Associations that make up the system to have our voices heard if need be.

**Village District Report**

As I reported last year --The state has called on us to begin that process of addressing repair of the earthen dam extension with an engineering study to determine what would be necessary to successfully address their concerns.

He reviewed that at our Annual Meeting last year

Three votes were offered and approved by unanimous acclamation:

- First to extend the appreciation of the HVPOA to the Sarah & Tim Christians for reconstituting the Village District and all the associated prep work in project.
- Second-- That it be known that there was unanimous approval to endorse the engineering study and that the study should be set to maintain the pond at its prior long standing level. -And
- Third a

unanimous vote in anticipation of the results of the engineering study to accept the tax levy so that we could do all necessary to meet the recommendations.

The actual progress report to date is that

- White Mountain Survey work is complete.
  - Wetlands delineation work is complete.
  - Mechanical engineering effort to be performed by HTE Northeast is planned to begin in a couple of weeks. They have advised that their analysis should be completed by the Fall.
  - Steve Doyon, [Administrator Dam Safety & Inspection Section NHDES - Dam Bureau](#) is satisfied with and appreciative of our progress and we believe will be playing the major role in the acceptance of the resulting plan.
  - Water level is currently at 26 inches below the top of the cement abutments.
- The next step is we plan on having the bids done so we can get an accurate estimate of the total cost.
  - Funding the project can be done in 1 of 2 ways. Either we can continue to appropriate the \$32,000 each year for 3-or-4 years or get a loan and have the work done as soon as the engineering study/permits are complete. This vote would be next years' annual meeting of the Village District
  - We are currently investigating a municipal loan through Meredith Village Savings Bank.
  - Factor in that decision- We only have a 2 year time period for the permitting (except on the Wetland Delineation). Each time we renew permits; it is an additional \$3,000.

Votes at the Village District Meeting w/ eligibility being primary residency----FYI -- 20 present that so qualified

Article 2 in its final form read:

To see if the District will vote to raise and appropriate the sum of \$32,000, in anticipation of the upcoming expense of the earthen portion of the dam, coming from General taxation.

It was voted unanimously by the residents- 20 votes in favor, 0 against.

Article 3 read:

To see if the District will vote to appropriate the sum of \$5,500, including \$400 for the annual dam fees, \$100 for unanticipated operating expenses, and \$5,000 for legal fees to

Investigate the liability issue of operating the dam; all coming from unreserved fund balance.

It was voted unanimously by the primary residents- - 20 votes in favor, 0 against.

So in relation to our votes of last year at this meeting and those of the resident voters of the VD –we are progressing and expect to have an approved plan and permits before the first of the year –and the associated State agent is pleased with both our decisions and our progress.

### **Other Business**

We have lost our nesting loons - when we ask why, what has changed -

1. Known Fact is the water level has been lower.

2. The possibility that our fish species and their (fry) - the major food source of the loon has been depleted by some unknown cause,

We did have a pair here earlier this summer and they left

Dana contacted and I have had numerous exchanges re; this theory with [Gabe Gries](#)  
[Fisheries Biologist II](#)  
[Warmwater Project Leader](#)  
[New Hampshire Fish & Game Department](#)  
[Region 4](#)

An action plan to determine our current reality in comparison to the results from past studies is formulating.

### **Boat Speeding Concern**

Village District Commissioner Stan Janeczko passed on the following:

Dave,

One of the voting members at the LBPVD Annual Meeting asked me to pass along a request to the appropriate person in HVPOA. He asked that the Gentleman's Agreement regarding boat speed be reinforced at the HVPOA Annual Meeting. He has observed multiple residents not respecting the agreement.

Please refresh your memory and that of others as to our Rules and Regulation - [enclosed] beginning with

"The general and all-important governing '**Regulation**' is to always remember that our goal is to be a close knit community where each person is considerate of and supportive of all other members. Please contribute all within your power to preserve and expand the quality of life we share here together."

If you rent your cottage or home, please have **The Rules & Regulations** available to your guests.

### **EMERGENCY 911**

#### **Wolfeboro**

**Police 569 - 1444**  
**Fire 569- 1400**

#### **Tuftonboro**

**Police 539 - 2284**  
**Fire 539 - 2262**

### **Facilities – Beach, Tennis Courts, Marina etc.**

- All facilities are Private.
- The facilities are for exclusive use of HVPOA members in good standing and their guests. Current renters may use the facilities as a guest.
- HVPOA members are responsible to **inform renters and guests** of the regulations and have reasonable assurance they will be adhered to.
- Tennis courts are for tennis, in **sneakers** only. – No bikes, skateboards, in-line skates, or any other activity.
- No member shall use any HVPOA property for their exclusive personal use; nor shall they alter HVPOA property in any manner. Any damage or accident resulting from such will be their responsibility and liability.

- Driveway culverts on HVPOA property are the sole responsibility of the homeowner. Please keep them clean and in good repair.
- Please leave HVPOA facilities as clean as you found them.

### **Upkeep/Appearance**

- It is expected that all properties will be kept clean, neat and orderly, to include no outside storing of debris, of any kind, for extended periods of time.
- Parking of **unregistered vehicles** on HVPOA roads is not allowed. Such vehicles will be towed at the owner's expense.

### **Safety Issues**

- Outdoor burning is permitted only in accordance with town ordinances, which include: only under direct supervision and after receiving a town issued fire permit.
- A maximum speed limit of 15 MPH is in effect on our roads at all times.
- When driving be extremely alert for children, especially around the beach entrances.
- **No Fishing** in swimming areas.

### **Consideration of Neighbors**

- Please be mindful of the fact that such things as excessive noise and smoke from burning of any kind can affect our neighbors. And such realization and cooperation applies to all mentioned within these regulations

### **Construction**

- **Absolutely No Construction Noise in the Valley before 8:00 AM.**
- Heavy construction or excavation can potentially affect roads and culverts. Because of the owners' liability for any damage caused as a result, owners should contact the Roads Chairman as an initial step in construction planning.  
He may be reached by E-mail: [hiddenvalleyassociation@gmail.com](mailto:hiddenvalleyassociation@gmail.com).

### **Rubbish**

- If you have your rubbish picked up, please make sure it is in a closed or lockable container.

### **Pets**

- No pets on beaches when people are present, **No Exceptions**. Clean up any evidence they leave behind.
- Dogs must be kept on leash per State Law.

### **Special Note**

- Please be aware of the irritant level of the constant barking of dogs when they are left outside and unattended. We believe that often the owner does not realize the disturbance they leave behind when they go off for the day or evening and leave their dog out on the deck or tethered in the yard. And again the disturbance can be far and wide as it carries across the pond. We ask that dogs be taken along or left inside.

### **Summer**

- No vehicles are allowed on the beach except for launching boats during authorized hours, before 10:00 am and after 5:00 pm.



- All boats must be docked at the marina. Canoes and Kayaks must be stored in racks located on beach 1 and 2.
- All boats at marina, docks and canoe racks are private property and therefore not to be used by others.
- HVPOA stickers must be on all watercraft on the beaches, they can be obtained from the Recreation Chairman. E-mail: [hiddevnvalleyassociation@gmail.com](mailto:hiddevnvalleyassociation@gmail.com). All renters must request HVPOA stickers from the owners of their property. Owners are responsible for notifying the Recreation Chairman of the renter's needs.
- Watercraft with motors are expected to operate at reasonable speeds & by State Law at no wake level within 150ft of kayaks, canoes, shore, swimming areas, & docks. With the exception of pontoon boats, none should have motors in excess of 10 HP.

### State Law

- Boats should be no closer than 150 feet from swimmers, other boats, docks and floats.
- Windsurfing is not permitted within 50 feet of swimming areas.
- **Jet Skis are prohibited on the pond by State Law**
- Remove all weeds and other debris from boat, motor and propeller, prior to launching a boat (to avoid harmful weed infestation).
- Children must be under the supervision of a responsible adult.
- No fires on the beaches.
- No discharge of fireworks at anytime.

### Consideration

- Take all steps to keep our water and beaches clean.
- There are no sanitary facilities at the beaches.
- No litter left on the beaches, if possible please take it with you. If absolutely necessary, barrels are available for trash, but certainly not to be used for household trash.

### Winter

- Vehicle drivers should be alert for snowplows & snowmobiles on the road.
- Vehicle parking is prohibited on all roads during and after snowstorms while snow removal is in progress.
- Snowmobiles are not to be driven over private property.
- Snowmobiles should not be driven at excessive speed or after 11PM.

### Recycling

- **Tuftonboro Transfer Station** Located on Route 171.
- Recycling is Not Mandatory (Permit from town is required)
- Dump hours: 9am to 4pm Tues. Weds. Sat. and Sun.
- **Wolfeboro Transfer Station** Located on Beech Pond Road.
- Recycling is mandatory. (Permit from town is required)
- Dump hours: 7:30 am to 3:30 pm daily except closes 3 pm on Sat. and 12:30 on Sun. Closed Thurs. and town holidays

Meeting adjourned at 11:30 AM  
Minutes prepared by Eedee Dopp