

APPROVED May 21, 2016

**Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Saturday, April 23, 2016**

Call to Order – Ron Heim called the meeting to order at 8:29 a.m.

Roll Call – Board members present: Jim Andres, Cheryl Brady, Jim Grondin, Ron Heim, Darrel Smith and Barb Snarski. Absent: Jim Lincoln. There were 5 homeowners present.

Homeowners' Forum – At this time, homeowners were invited to address the Board.

Minutes – The minutes of the October 2015 meeting were approved and made available on our website in November 2015.

Financial Report – Financial Statements for March 2016 were for reviewed and discussed. Of the special assessment that was collected in 2014-2015 for the water line project, after all invoices have been paid in full, there is a remainder in the amount of \$11,675. Jim G. made a motion, seconded by Cheryl, to fold the remaining \$11,675 into our regular reserve fund.

Maintenance Report – Jim A. reported that a pool pump was replaced. There is a humidity issue in the pool room, which will be further discussed during the budget section of this agenda. The dumpster area gate was repaired after sustaining damage from an unknown vehicle.

UNFINISHED BUSINESS

Commercial Insurance Policy - Deferred.

Energy Savings - Sturgeon Bay Utilities recommended that Hidden Ridge convert our twenty-six street lamps to LED in order to lower our electricity expense. The approximate cost will be \$3,500 after rebates. This will be further discussed under the budget section of this agenda.

Storage Area Fence - This item was carried over from the fall of 2015. The existing fence is rotted beyond repair and needs replacing. This will be further discussed under the budget section of this agenda.

Funding Reserve Fund - This item was carried over from the fall of 2015. Darrel suggested that the association build up its reserve fund so that we are better prepared for contingencies. This will be further discussed under the budget section of this agenda.

NEW BUSINESS

2016 - 2017 Budget - The first draft of the 2016-2017 budget was reviewed and discussed. Ron presented a history of the clubhouse roof and its current problems. Ultimately, our pool room dehumidifier is being overtaxed due to problems resulting from

improper temperature settings. The board reviewed two proposals for roof replacement, and discussed the extent to which the job should be undertaken.

Construction Request Form - Contractors are using our dumpsters for construction debris. Although our Construction Request Form specifically states that such materials must not be placed in or at the dumpsters, there is not a provision for the contractor to sign off on this requirement. The form will be revised to add a signature line for the contractor.

Adjournment – There being no further business, Barb made a motion, seconded by Jim G., to adjourn the meeting. The meeting was adjourned at 10:30 a.m.

Respectfully submitted,
Barbara Snarski, Secretary