

**APPROVED May 8, 2017**

**Hidden Ridge Resort Condominium Association, Inc.  
Board of Directors' Meeting  
Saturday, April 29, 2017**

**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, Jim Lincoln (by phone), Darrel Smith and Barb Snarski.

**Homeowners' Comments** - At this time, homeowners were invited to address the Board. There were four owners present.

**Minutes** - Minutes of the meeting of October 1, 2016 were approved by the Board on October 10, 2016.

**Financial Report** - The Board reviewed Financial Statements for March 2017. A listing of cash disbursements was included, highlighting the non-recurring expenses. As of March 31, 2017 only three homeowners have not made their third quarter maintenance fee payment. Barb pointed out both favorable and unfavorable expense variances to the budget.

**Maintenance Report** - Jim A. reported that this has been a busy spring. The pool was drained and cleaned in February, including various hardware upgrades and replacements. The exhaust fans were replaced but there is still some condensation in the hot tub area. Ron will follow up. Some of the north well pipes froze due to the pump heater not working and needed to be replaced. There was a leak in the main well system which is under repair currently. Jim created a list of items which will need attention this year and subsequent years.

**UNFINISHED BUSINESS**

**Document Preparation Fee Disclosure** – Cheryl requested that she address the homeowners at the Annual Meeting.

**Annual Transfer of Funds** – Barb suggested that the Board wait until June to make a transfer of funds.

**NEW BUSINESS**

**Winter Review**: The Board is required to ratify any decisions made during the off season, as follows:

October 10, 2016 – Board approved the minutes of the October 1 meeting.

January 2017 – Board approved the expenditure of \$3,600 for pool maintenance expenses.

Barbara Snarski made a motion, seconded by Jim Grondin to ratify the decisions made by the Board during the off season. Motion made, seconded and passed unanimously.

**2017-2018 Budget:** Barb presented the first draft of the budget. She noted that there will be only five year-round residents next winter. The Board reviewed proposed income and anticipated expenses for both the operating and reserve funds. Based on projections, total cash at June 30, 2017 could be \$118,000. From that amount, the Board will decide which maintenance projects will be included in the 2017-2018 budget.

**Annual Meeting:** Barb proposed that, in order to “go green” and save on postage & consumable supplies expenses, the association send the Annual Meeting packet via email. An opt-in form will be sent out before emailing the meeting packet. This will be an option to be made available to all homeowners.

The Board decided to reserve Bay View Lutheran Church Fellowship Hall for this year’s meeting.

Barb also reminded the Board that as 2017-2018 will be her last year on the Board, a director needs to be “in training” for the Annual Meeting preparation.

**Executive Session** – Jim Grondin made a motion, seconded by Barb Snarski, to adjourn to Executive session. Motion passed unanimously.

**Return to Open Session** – Barb made a motion, seconded by Cheryl to return to open session.

**Next Meeting Date** – Next meeting scheduled for Monday, May 22, 2017 at 5:30 p.m.

**Adjournment** - There being no further business, Barb made a motion, seconded by Cheryl, to adjourn the meeting. The meeting was adjourned at 9:55 a.m.

Respectfully submitted,  
Barbara Snarski, Secretary