

APPROVED

**Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Saturday May 26, 2018**

Call to Order - Ron Heim called the meeting to order at 8:31 a.m.

Roll Call - Board members present: Jim Andres, Joe Bartolone, Cheryl Brady, Jim Grondin, Ron Heim, Jim Lincoln, and Barb Snarski.

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

Minutes – Approved May 6, 2018

Financial Report - Barb presented Financial Statements for April, 2018. Total funds in the bank are \$160,025, including a Reserve Fund of \$63,415. She reviewed YTD results compared to last year as well as to Budget. The Board also received a current Accounts Receivable report.

Maintenance Report: - Jim A. anticipated that the laboratory reports for each of three wells would be completed by June 6, 2018. The computer related problem with the gate access codes was resolved.

UNFINISHED BUSINESS

North Well Pipe Replacement - Ron is still working on securing a quote.

Construction Request Form Revision – Jim L. anticipates a draft copy of a new construction request form to be presented at the next BOD Meeting.

Park Manager - Ron is continuing to investigate this need.

Clubhouse WIFI – Jim L. purchased and installed a new high speed WIFI Router.

Construction Requests – A previously denied construction request for a 10 X 13 platform deck was revisited. In accordance with the opinion of the Town of Nasewaupee Building Inspector, the BOD agreed that the platform deck was technically a patio and as such was not in violation of the Hidden Ridge Building Code.

Motion was made by Jim L. and seconded by Joe to approve the previously denied construction request. Motion unanimously carried.

Computer Service - Ron is continuing to explore the use of an outside computer consulting firm.

NEW BUSINESS

Budget 2018 - 2019

Motion was made by Barb and seconded by Joe to transfer \$35,000 from the Operating Fund to the Reserve Fund. Motion carried unanimously.

Reserve Study – Joe suggested that the BOD consider a formal professional Reserve Study. Joe will solicit three proposals for review and discussion.

Annual Picnic – Jim L. confirmed the annual picnic date if July 21, 2018. Jim L. will form a committee to organize the picnic.

Executive Session - Barb made a motion, seconded by Cheryl Brady to adjourn to executive session. Motion approved.

Committee Reports:

Audit Committee – The Audit Committee submitted the following statements regarding their financial review.

“The Audit Committee comprised of Jim Lincoln, Joe Bartolone, and Linda Wilson reviewed the Hidden Ridge Financial Statements for the period of July 1, 2016 thru June 30, 2017 along with supporting bank statements and other documentation provided by Snarski & Associates for the same time period. The Financial Statements for the period are determined to be accurate and complete with no omissions or errors noted. In the course of the review, the committee did come up with several procedural suggestions which the Board will consider for possible implementation during the coming fiscal year.”

Return to Open Session - Barb made a motion, seconded by Jim A. to return to open session. Motion approved.

Ratification of Interim Actions - Motion was made by Barb, seconded by Ron, to ratify the interim actions taken between board meetings. Motion passed. (See attached)

Next Meeting Date – Next meeting date is scheduled for **June 30, 2018**

Adjournment – There being no further business, Jim L. made a motion, seconded by Barb to adjourn the meeting. The meeting was adjourned at 11:26 a.m.

Respectfully submitted,

Barbara Snarski, Secretary

**HIDDEN RIDGE RESORT CONDOMINIUM ASSOCIATION, INC.
6589 Opal Lane
Sturgeon Bay, WI 54235**

TO BE RATIFIED MAY 26, 2018
INTERIM ACTIONS BETWEEN BOARD MEETINGS

The purpose of open board meetings is to allow owners to be present while the business that affects their community is conducted. However, from time to time, especially during the off-season, matters come up when the Board can't wait for the next meeting to make critical decisions. Following is a summary of such items that occurred since the previous board meeting held on April 22, 2018:

- * May 6, 2018:
The Board voted to approve the minutes of April 22, 2018 as presented.
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- * May 14, 2018:
The Board voted to approve the 2018-2019 Budget, 2nd draft.
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