

APPROVED July 16, 2016

**Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Saturday, June 25, 2016**

Call to Order - Ron Heim called the meeting to order at 8:35 a.m.

Roll Call - Board members present: Jim Andres, Cheryl Brady, Ron Heim and Jim Lincoln. Barb Snarski joined by conference call at 8:48 a.m. Absent: Jim Grondin, and Darrel Smith. There were two homeowners present.

Homeowners' Forum - At this time, homeowners were invited to address the Board; no comments were made.

Minutes - Jim L. made a motion, seconded by Jim A., to approve the minutes of the May 21, 2016 meeting as submitted.

Financial Report - No report.

Maintenance Report - Jim A. reported on the dryer service call. The dryers are running as they should be. The technician suggested that users may be either overloading the machines or not shaking out laundry items as they moved from the washer to the dryer. Both of these shortcuts will cause the dryers to not perform as expected. Jim A. will post a notice in the laundry room. The lights will be installed by Sturgeon Bay Utilities in the next few weeks. Wulf addressed the Desert Aire problem. There have been some complaints about the Wi-Fi; it may be a problem of the router needing to be rebooted. Problems with the north well can often be resolved by resetting the breaker. The leaf dumpster will be removed at the end of this month. Ron addressed a problem with a paved spot in the road; Bissen will come out to repair it.

UNFINISHED BUSINESS

Commercial Insurance Policy - The Board reviewed a report comparing our current insurance coverage to an alternate carrier. After discussion, Jim L. made a motion, seconded by Jim A. to change insurance carriers. Motion passed unanimously.

Storage Area Fence - The existing fence is rotted beyond repair and needs replacing. Little Rock Fence's proposal was very favorable. They will do a complete replacement plus repair the front gate fence. Motion made by Jim A., seconded by Cheryl, to accept the proposal from Little Rock Fence. Motion passed unanimously.

NEW BUSINESS

Clubhouse Roof - Ron reported that he and Jim A. are meeting with Synergy Geothermal regarding proper temperature settings for the pool room, both air & water. Jim A. will schedule the roofer to begin the replacement. The inside repair work will be done during the winter when the pool is closed for annual cleaning.

Picnic -- Jim L. has several volunteers ready to organize the annual picnic. August dates are being considered. In the past, Hill supplied the beverages. Ron will contact Hill about this year. Owners can sign up to bring a dish to pass. Jim will firm up the date. He will also estimate the cost, which is paid from our recycling proceeds.

Off Season Rule Violation -- An owner complained about an off-season rule violation, however, after investigating, the Board found no proof for the complaint.

Document Preparation Fee -- The Board discussed the issue of disclosure. Cheryl will do more research on it. This will be postponed until the September agenda.

Mechanical Equipment Service -- Synergy Geothermal has submitted a proposal for our bi-annual mechanical service. Ron and Jim A. will discuss it with Synergy and present their findings at the next meeting.

Garcia Payment Plan -- The Garcias have requested to enter into a payment agreement with the Association. They are offering to pay \$25 per month. Barb will check with our attorney to learn if accepting a payment plan would conflict with updating the lien that is already in place on this unit.

Construction Committee Member -- Jim L. reported that Homer Rudolph has volunteered to join the Construction Committee.

Adjournment - The next meeting will be July 16, 2016. There being no further business, Jim L. made a motion, seconded by Cheryl, to adjourn the meeting. The meeting was adjourned at 9:25 a.m.

Respectfully submitted,
Barbara Snarski, Secretary,
with Cheryl Brady