

APPROVED August 27, 2016

Hidden Ridge Resort Condominium Association, Inc. Board of Directors' Meeting Saturday, July 16, 2016

Call to Order - Ron Heim called the meeting to order at 8:25 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 eight homeowners present.

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

Minutes - Jim G. made a motion, seconded by Cheryl, to approve the minutes of the June 25, 2016 meeting as corrected.

Financial Report - The Board reviewed Financial Statements for the fiscal year ended June 30, 2016. A detailed list of cash disbursements for June was included. A discussion about transferring funds from Operating to Reserve appears under New Business.

Maintenance Report - Jim A. reported on the bookshelf repair and pool room lights. Subsequent maintenance reports will include roof and fence replacement project status.

UNFINISHED BUSINESS

Clubhouse Roof - Ron reported on skylights, improved air flow and reduction of humidity in the attic. Jim A. reported that the workers discovered extensive chimney damage, which will add approximately \$6,000 to the job. We will upgrade from 4" downspouts to commercial grade 6". They will also install an additional downspout. The inside skylight work, as it involves setting up scaffolding, will be completed in February, when the pool is normally drained for annual maintenance.

Picnic -- The date has been set for August 6th. Hill Maintenance will supply the beverages. Our recycling proceeds will pay for the food. There is no cost to the Association. Owners can sign up to bring a dish to pass.

Mechanical Equipment Service -- Ron presented his findings since the last meeting. Synergy Geothermal has submitted a favorable, detailed proposal for our bi-annual mechanical service, to include more work items than we were receiving before. Motion made by Darrell Smith, seconded by Jim A., to accept Synergy's proposal. We will first finish the open items with our current vendor.

NEW BUSINESS

Street light shades - Jim A. will look into having the lights shaded so that they don't shine into homeowners' windows. Other considerations might be motion sensors or timers.

Transfer of funds - The Board discussed worksheets showing how a transfer of funds from Operating to Reserve might affect the forecast of our cash position at the end of the current fiscal

year at June 2017. The decision was made to wait until the roof replacement is paid in full until we transfer any funds.

Executive session - Motion was made by Barb, seconded by Jim G., to adjourn to executive session.

Resume open session - Motion was made by Cheryl, seconded by Ron, to return to open session.

Adjournment - The next meeting will be August 20, 2016. There being no further business, Jim G. made a motion, seconded by Jim A., to adjourn the meeting. The meeting was adjourned at 10:27 a.m.

Respectfully submitted,
Barbara Snarski, Secretary