

APPROVED October 1, 2016

**Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Saturday, August 27, 2016**

Call to Order - Ron Heim called the meeting to order at 8:27 a.m.

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

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

Minutes - Jim L. made a motion, seconded by Jim G., to approve the minutes of the July 16, 2016 meeting as presented.

Financial Report - The Board reviewed Financial Statements for the month of July 31, 2016, the first month of the fiscal year. A breakdown of the Operating and Reserve funds was also reviewed. A detailed list of cash disbursements for July was included. A discussion about transferring funds from Operating to Reserve appears under New Business.

Maintenance Report - Jim A. reported the pool room humidity is more in balance. The exterior roof is complete; interior work will be done in February 2017. There will be a walkthrough to find any maintenance items for the fall months, such as tree maintenance. Residents who would like their street lights shaded should go through Jim A. to request it.

UNFINISHED BUSINESS

Document Preparation Fee - Cheryl continued to question the fee charged for the unit sale document preparation. Cheryl resigned as Treasurer for personal reasons.

To resolve Cheryl's fee disclosure issue, Ron suggested that when an owner receives the "For Sale" sign, he be notified of the document preparation fee by it being written on the back of the sign. Cheryl will draft the disclosure to appear on the back of the "For Sale" sign.

Ron invited Cheryl to submit in writing her proposed changes as compared to current procedures for the next meeting. In the meantime, checks in payment of this fee will be payable to Snarski Associates, which is a business, not an individual. The topic will be carried over to unfinished business and will be resolved and closed at the next meeting. Ron accepted Cheryl's resignation as Treasurer.

Mechanical Equipment Service -- Ron presented his additional 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. Our current vendor will first finish the open items.

Transfer of funds - The Board would like to wait until the invoices for the chimney work are paid so they have current amounts for Operating and Reserve funds.

NEW BUSINESS

Hill Maintenance Contract Renewal -- Ron will discuss this with John Hill and bring the results to the next meeting.

Picnic update -- Jim L. reported the picnic was very successful. Thank you to Hill Maintenance for supplying most of the food.

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 October 1, 2016. There being no further business, Barb made a motion, seconded by Jim G., to adjourn the meeting. The meeting was adjourned at 10:08 a.m.

Respectfully submitted,
Barbara Snarski, Secretary