

APPROVED October 10, 2016

**Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Saturday, October 1, 2016**

Call to Order - Ron Heim called the meeting to order at 8:30 a.m.

Roll Call - Board members present: Jim Andres, Cheryl Brady, Ron Heim, Jim Lincoln and Darrel Smith. Barb Snarski attempted to attend by phone, however because of technical difficulties she was unable to participate and therefore considered absent. Also absent: Jim Grondin.

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

Minutes - Jim L. made a motion, seconded by Darrel, to approve the minutes of the August 27, 2016 meeting as presented. Motion carried by a majority of Board.

Financial Report - The Board reviewed Financial Statements for the month of August 2016 and fiscal year-to-date. A detailed list of cash disbursements for August was included, highlighting the non-recurring expenses. Transfer of funds from Operating to Reserve appears under New Business.

Maintenance Report - Jim A. reported that the pool is being operated correctly, at a slightly lower temperature, to keep humidity at an acceptable level; the ladies' shower room walls and ceiling have been cleaned; the dumpster area has had fewer unacceptable items placed there; the mold treatment in the attic is about half done, and will be completed soon; the leaf dumpster will be coming in the next week; no new calls about the street lights were received; closing of the pool for annual cleaning and maintenance, including the boards on the pool room walls, will be scheduled for during the winter; brush has been trimmed on the hill road; Cheryl asked if an out-of-service computer might be setup for residents to use the Internet in the clubhouse; one pool room window needs repair to the seal; Jim A. will schedule winterizing and snow removal; he will do a walk-thru of the common areas to note obvious fall and winter maintenance items; he will also contact John Hill about the grass being cut too short.

UNFINISHED BUSINESS

Document Preparation Fee - Cheryl requested this item be tabled until spring.

Transfer of Funds - As Barb was not in attendance in person, this item will be tabled until the next meeting.

Hill Maintenance Contract Renewal -- Lacking any new information from our vendor, the Association will continue paying the same fee for maintenance services that was agreed upon in the September 2014 two-year contract. This fee has remained level since 2008.

NEW BUSINESS

Minutes – Cheryl reminded the Board of a previous agreement to have the unapproved minutes circulated to the Board earlier so they can be reviewed, approved and posted on the website sooner than the following meeting.

Adjournment - There being no further business, Cheryl made a motion, seconded by Jim L., to adjourn the meeting. The meeting was adjourned at 9:04 a.m.

Respectfully submitted,
Barbara Snarski, Secretary