

**APPROVED May 6, 2018**

**Hidden Ridge Resort Condominium Association, Inc.  
Board of Directors' Meeting  
Sunday, April 22, 2018**

**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 and Jim Lincoln (by phone), Darrel Smith and Barb Snarski.

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

**Minutes** - Jim G. made a motion, seconded by Darrel, to approve the minutes of the October 21, 2017 meeting as presented.

**Financial Report** - Barb presented Financial Statements for March 2018. Total funds in the bank are \$163,000, including a Reserve Fund of \$67,000. She reviewed YTD results compared to last year as well as to Budget. The Board also received a current Accounts Receivable report.

**Committee Reports:**

**Annual Meeting Committee** - Barb stated there was only one homeowner interested in assisting with the annual meeting, who has now declined.

**Audit Committee** - Jim L. reported the committee has received and reviewed all requested documents. They will prepare a report to review with Jim L. and Barb prior to the next Board meeting.

**Maintenance Report** - New electrical panels were installed. There was a frozen water line on the second level. Jim A. confirmed there is no problem with our well water, contrary to the recent misinterpretation of a report from DNR. The bathrooms will be repainted this season. He also reported a problem with the gate computer software. The solution is in progress.

**UNFINISHED BUSINESS**

**Electrical Panels** - Jim A gave a detailed overview of the project, which is completed.

**North Well Pipe Replacement** - Ron will follow up for a quote.

**Construction Request Form Revision** - Before the form is revised, Ron would like to have the Building Coordinator volunteers assigned for this season.

**Park Manager** - This topic will be tabled until the next Board meeting.

## **NEW BUSINESS**

### **Winter Review**

During the winter, the Board discussed and voted via email on the following actions: To accept Gordon's Electric proposal to replace the electrical panels, to approve the purchase of two new computers for the Clubhouse; to approve the purchase and installation of a pool chemical storage cabinet. Jim A. made a motion, seconded by Jim G. to ratify the actions taken by the Board during the winter season. Motion unanimously approved.

**Clubhouse WiFi** - Jim L. will report at the May meeting.

**Construction Requests** - Jim A. reported there are 3 requests for construction to be considered.

A homeowner applied for approval to pour concrete on which to put his unit and an insulated slab for an addition. Square footage is within established guidelines. Jim A. made a motion, seconded by Barb to approve this request as presented. Unanimously approved.

A homeowner applied for approval to add a park model to the current structure. However, they had to remove approximately 200 square feet of the plan in order to be in compliance. Jim A. has been working with them to revise the plan. A Board member will review the work after framing to assure the construction is in compliance. Motion made by Jim A., seconded by Cheryl to accept this request as revised. Unanimously approved.

A homeowner applied for approval to install a 10' x 13' platform deck at the rear of their unit. As submitted, this plan would exceed the established limit of 720 additional square feet. The application is denied, and Jim A. will contact the owner to discuss a revision.

**Budget 2018 - 2019** – Barb reviewed the estimates for 2018-2019 as prepared. The Board reviewed potential capital projects for the coming season. Quotes will be obtained so the budget can be finalized in time for the Annual Meeting mailing.

**Executive Session** – Barb made a motion, seconded by Jim A. to adjourn to executive session; motion approved.

**Return to Open Session** – Barb made a motion, seconded by Jim A. to return to open session.

**Appointment of new Board Member** – Motion was made by Jim G., seconded by Barb to accept Darrel Smith's resignation from the Board. Motion unanimously carried. Ron thanked Darrel for his service on the Board.

Jim L. made a motion, seconded by Jim A. to appoint Joe Bartolone to fulfill the remaining term of Darrel's vacated position, until June 2020. Motion carried.

**Next Meeting Date** – Next meeting is scheduled for May 26, 2018.

**Adjournment** - There being no further business, Barb made a motion, seconded by Jim A., to adjourn the meeting. The meeting was adjourned at 9:32 a.m.

Respectfully submitted,  
Barbara Snarski, Secretary