

APPROVED June 24, 2017

**Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Monday, May 22, 2017**

Call to Order - Ron Heim called the meeting to order at 5:30 p.m.

Roll Call - Board members present: Jim Andres, Cheryl Brady, Jim Grondin, Ron Heim, Jim Lincoln and Barb Snarski. Darrel Smith was absent.

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

Minutes - Minutes of the meeting of April 29, 2017 were approved on May 8, 2017. A motion was made by Barb, seconded by Jim Lincoln to ratify the approval the minutes. Motion unanimously passed.

Financial Report - The Board reviewed Financial Statements for April 2017. A listing of cash disbursements was included, highlighting the non-recurring expenses. As of April 30, 2017 10 owners have small balances due. Barb pointed out both favorable and unfavorable variances to the budget and to last year's performance. The financial packet included a report on the units that have changed hands this year.

Maintenance Report - Jim A. reported the main well is up and running.

UNFINISHED BUSINESS

2017-2018 Budget, Third Draft - Barb reviewed the minor changes made to this version of the budget. A motion was made by Jim Lincoln, seconded by Barb, to approve the budget. Motion unanimously passed.

Annual Meeting - All arrangements are made and the owners' packets will be mailed this week. Barb also reminded the Board that looking ahead to next year, due to her term expiring, someone will need to assume the administration of the annual meeting. Ron suggested forming a committee. The idea will be put before the owners at the annual meeting.

Barb also suggested the minutes from the annual meeting be approved sooner than the following year's annual meeting, as has been the past practice. A committee of homeowners could review the minutes and recommend changes or approval to the Board. This will be presented to the owners at the Annual Meeting. Barb made a motion, seconded by Cheryl to call for a committee of owners to review the Annual Meeting Minutes for 2017. Motion unanimously passed.

NEW BUSINESS - None

Adjourn to Executive Session - Barb made a motion, seconded by Jim Lincoln, to adjourn to executive session at 6:02 p.m.

Return to Open Session - Motion made by Cheryl, seconded by Jim Grondin, to return to open session at 6:22 p.m.

Adjournment - There being no further business, Jim Grondin made a motion, seconded by Jim Lincoln to adjourn the meeting. The meeting was adjourned at 6:23 p.m.

Respectfully submitted,
Barbara Snarski, Secretary