

APPROVED July 22, 2017

**Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Saturday, June 24, 2017**

Call to Order - Ron Heim called the meeting to order at 8:02 a.m.

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

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

Minutes - Jim G. made a motion, seconded by Jim L., to approve the minutes of the May 22, 2017 meeting as presented.

Financial Report - Discussion of reports carried over to next meeting.

Maintenance Report - Jim A. reported the cleaning of the clubhouse eaves & drains. He will meet with three of our vendors regarding clubhouse cleaning responsibilities, upper level well electronics and security camera outages.

UNFINISHED BUSINESS

Annual Meeting Committee - Carried over to next meeting.

Annual Meeting Minutes Committee - Carried over to next meeting.

Leaf Disposal - The Board is considering alternatives to the seasonal leaf dumpster.

Clubhouse Refrigerator - Ron will secure the replacement appliance.

Park Boundary Survey - Ron will obtain additional cost estimates for a survey.

Park Manager - The Board discussed division of duties. Ron will research options.

Clubhouse Window Reseal - Jim A. will obtain estimates from local glass companies.

NEW BUSINESS

Pool/Air Temperatures - The Board discussed the importance of maintaining the proper water-to-air temperatures in order to protect and preserve the dehumidifying equipment. Jim G. will obtain estimates for replacement of electrical boxes.

Permit Issuing in Hidden Ridge - Darrel will confer with Nasewaupee to clarify the order in which homeowners must obtain building permits from the Association and the Township.

North Well Pipe Replacement - Ron noted the probable need for replacement of this pipe system in the future.

Adjourn to Executive Session - Jim G. made a motion, seconded by Darrel, to adjourn to closed session.

Return to Open Session - Jim G. made a motion, seconded by Jim L., to return to open session.

Property Violation - Ron made a motion, seconded by Darrel, to obtain legal advice about a Unit that is in violation of the governing documents.

Adjournment - There being no further business, Jim G. made a motion, seconded by Jim L., to adjourn the meeting. The meeting was adjourned at 8:51 a.m.

Respectfully submitted,
Barbara Snarski, Secretary