

APPROVED August 19, 2017

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

Call to Order - Ron Heim called the meeting to order at 8:28 a.m.

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

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

Minutes - Jim L. made a motion, seconded by Darrel, to approve the minutes of the June 24, 2017 meeting as presented.

Financial Report - Financial Statements for the fiscal year ended June 30, 2017 were presented and discussed. Jim L. made a motion, seconded by Barb, to transfer \$30,000 from Operating checking to Reserve money market to fund budgeted capital projects.

Maintenance Report - Jim A. addressed bark placed on common area at the pump house wall, shower room floor mats, owners' responsibility for tree trimming, fall tree-trimming on common areas, pool room air/pool temperatures, cloudy pool water, poor clothes dryer performance due to overloading, lawn mowing improvement, improved security camera performance and front entrance flag.

UNFINISHED BUSINESS

Annual Meeting Committee - Barb made a motion, seconded by Jim L., to appoint an Annual Meeting Committee, with Barb as Board liaison.

Annual Meeting Minutes Committee - Barb made a motion, seconded by Darrel, to appoint an Annual Meeting Minutes Committee, with Barb as Board liaison.

Leaf Disposal - The Board continues to research alternatives to the seasonal leaf dumpster.

Park Boundary Survey - This topic is tabled until a future date.

Park Manager - The Board discussed division of duties. This topic will be tabled until spring 2018, while Ron and Jim A. continue to research options.

Clubhouse Window Reseal - Jim A. has obtained estimates from local glass companies.

He will coordinate with them to determine which combination of technique and materials will result in the best outcome.

Electrical Panels - Jim G. is researching options.

Building Permit Issuing in Hidden Ridge - Darrel clarified with Nasewaupee that the order in which homeowners must obtain building permits is to first submit a Construction Request Form to the Association. Upon approval, then a permit can be applied for from the Township.

North Well Pipe Replacement - Ron noted the probable need for replacement of this pipe system in the future. It would be a smaller project than the main well.

NEW BUSINESS

Audit Committee - Jim L. made a motion, seconded by Darrel, to appoint an Audit Committee, with Jim L. as Board liaison to audit the 2016-2017 fiscal year.

Next Meeting Date - The next Board meeting is scheduled for August 19, 2017 at 8:30 a.m. in the clubhouse.

Adjournment - There being no further business, Barb made a motion, seconded by Jim L., to adjourn the meeting. The meeting was adjourned at 10:09 a.m.

Respectfully submitted,
Barbara Snarski, Secretary