

**APPROVED June 10, 2017**  
**Hidden Ridge Resort Condominium Association, Inc.**  
**6589 Opal Lane**  
**Sturgeon Bay, WI 54235**

**Minutes**  
**Annual Homeowners' Meeting**  
**June 11, 2016**

**Call to Order** – President Ron Heim called the meeting to order at 9:30 a.m. The late start was due to not enough owners represented to count as a quorum. Directors went back to the park to solicit additional proxy forms. All Board members were present.

**Introduction of Board of Directors** – Ron introduced the current Board of Directors, including Jim Andres, Cheryl Brady, Jim Grondin, Brian Lewis, Darrel Smith, Barbara Snarski and himself.

**Welcome New Homeowners** – Ron invited any new owners to stand and introduce themselves.

**Moment of Silence** – Ron asked for a moment of silence for those owners who passed away during the off-season.

**Director's Remarks** – Ron recapped some of the maintenance issues, including replacing the water lines. The major project for this year will be replacing the clubhouse roof and skylights. New insulation will be needed, and mold, if any, will be removed and the spaces sealed. In the pool room, the moisture coming from the pool water causes a burden on the dehumidifier. The pool water must be two degrees less than the room temperature to avoid this problem.

Ron stated that the Board is responsible for keeping up the park and its infrastructure for all owners' safety and enjoyment and to maintain property values.

**Quorum Status** – Secretary Barbara Snarski reported that 109 units are represented today either in person or by proxy, representing 51% of the owners. As 108 units comprise the required majority, a quorum is established for this meeting.

**Minutes** – Motion was made by Judy Virnoche, 3674 Ruby Lane, seconded by John McMorrow, 6581 South Rocky Road, to waive the reading of the minutes of the 2015 Annual Meeting. Motion passed. Motion was made by Mike Rekitzke, 6571 South Rocky Road, seconded by Yvonne Burrows, 6620 North Rocky Road, to approve the minutes as presented. There being no further discussion, the minutes were approved as presented.

**Nominations from the Floor** – Ron made three requests for Nominations for the Board of Directors. Hearing none, motion was made by Carol Fritschel, 6637 North Rocky Ridge Circle, seconded by Mike Rusboldt, 3688 Sapphire Lane, to close the nominations. There being no further discussion, the nominations were closed by a majority vote of the owners present.

**Presentation of Candidates** – Ron presented the slate of three candidates for the two available Board positions. They are Scott Balde, 3694 Turquoise Lane, Cheryl Brady, 6644 N. Rocky Ridge Circle and Ron Heim, 3694 Ruby Lane.

**Election of Directors** – Ron invited any owners who would like to revoke their proxy and vote by ballot to do so now. Ballots will be collected in the ballot box and will be tallied by two owner volunteers.

**Financial Report** – Barb Snarski presented Financial Statements through April 30, 2016. The reports as presented covered fund balances, both operating and reserve accounts, income and expenses compared to the prior year as well as actual performance compared to budget. Barb specifically highlighted the savings due to replacing the water lines. Actual results varied from budget by less than 1%.

Also reviewed were owners' delinquent accounts. Barb explained that accounts which are still unpaid at June 30, 2016 will be turned over to our attorney for legal action. Accounts receivable is 98% collected. There were no questions or comments.

**Budget** – Barb reviewed the major expenses incurred during the current fiscal year. The Board proposes a \$50 increase to maintenance fees for the 2016-2017 fiscal year. This is in response to increasing expenses due to park aging and infrastructure needs. Barb pointed out that there has not been an increase to the assessment in eight years. Barb reviewed the insurance increase and a three-year rate lock on premium costs. The Board addressed questions regarding the budget.

**Election Results** – After a brief intermission, Ron Heim announced the election results. Cheryl Brady and Ron Heim were reelected to the Board.

**Unfinished Business** – None.

**New Business** – None.

**Homeowners' Open Forum** – The Board invited comments and addressed questions from owners at this time.

**Volunteer Thanks** – Ron acknowledged and thanked the owners who have volunteered over the past season.

**Executive Session** – The Executive Session to appoint officers will be held at 11:15 a.m. today.

**Adjournment** – There being no further business, Judy Virnoche, 3674 Ruby Lane, made a motion, seconded by Wayne Schick, 3683 Sapphire Lane, to adjourn the meeting. Motion carried. Ron adjourned the meeting at 10:22 a.m.

Respectfully Submitted,  
Barbara Snarski  
Secretary