

Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Saturday, July 11, 2020

Call to Order – President Jim Lincoln called the meeting to order at 8:30 a.m.

Roll Call – Linda Wilson, Jim Lincoln, Jim Grondin, Cheryl Brady, Jim Andres, Ron Heim and Jim Sawyer all present. Guest: Jason Bieri with SBU

Homeowner's Forum – No comments

Minutes – Ron Heim made a motion to waive the reading of the minutes (previously voted on via email) from June 6, 2020 and Linda Wilson seconded. Passed

Treasurer's Report – Linda Wilson, Treasurer, explained even though the budget was over \$10,000 with this year, we have a healthy balance. Receivables are exceptionally low. As of June 30, there is a balance of \$79,000 and \$52,000 in checking.

Committee Reports –

- a. **Website** – Jim Clark does a great job posting on Hidden Ridge's website in a timely manner.
- b. **Data Base and security updates** - Jim Sawyer explained there are about 80 owners' names missing from the data base. The system needs to be updated and he received two quotes to do that. Martin Security will be a cloud-based system and a phone app possible. With or without pool access control and key fobs. Bid of \$6,690 was received. Door Guard, the company we currently have work with the gate submitted a bid that was much higher. He will be asked if he can work with his bid to be more competitive. Also, Martin Security will be asked if they can work on the gate if they receive the job.
- c. **Construction Requests** – Jim Sawyer reported all is going well with the requests. There is still some concern that some owners are not filling out forms prior to the work being done.
- d. **Unit sales** – Cheryl reported 4 units have sold since May with 9 pending sales to close yet this month. The process is going well and is time consuming so she said she will continue to do and take that task off the board as they have enough to do.

Maintenance Report – Jim Andres reported there was a call on the pool and that turned out to be a leaf in the pool. One leaky water stem on Opal and that was repaired with Steve Neville. Jim Lincoln comments on the landscape group and all the trimming they did around our common areas. It looks great. The limb disposal was not as easy as the township now does not have dumping services. Rom Heim is in the process of getting water line estimate for the north end area. Would like to get another bid. Jim Lincoln worked on a plugged sewer line. A **reminder to owners** prior to totally closing for the season make sure you flush the toilet several

times to ensure that the line is clear.

Guest Jason Bieri – Jason is the lead electrical manager with SBU. He explained there are many rotting utility poles along S Rocky, W rocky and the interior north roads. When Hidden Ridge was developed those poles should have been placed along the road so SBU has complete access if needed. Now that the poles are rotting this needs to be looked at as they need replacement. It is not cost effective to bury especially due to the rock. This will be a several year project. If the electricity should go out, Hidden Ridge is not a priority as it is difficult to get to the problem area. He will draw up three plans and present in the future

Old Business:

- a. **Emergency Response** – Jim Grondin had two bids for a generator for the clubhouse. After hearing that in case of a power outage, Hidden Ridge could be delayed as far as repair with SBU it was decided to accept the bid from Strauber Electric for a quote of \$7727.85. Door County Co-Op will do the gas hook up. Jim Grondin made a motion to accept the bid for a generator as quoted by Strauber Electric. Jim Andres seconded. Motion passed unanimously.
- b. **Pool Opening** – Prior to this meeting the board voted 5-2 to open the pool and clubhouse with guidelines. Jim Lincoln stated the 4th of July appeared to have many owners at Hidden Ridge. All went well with a few exceptions of dogs not on leashes, and parking boats in the lot by the clubhouse and cars in the storage area that were not rented by them.
- c. **Annual Meeting** – Jim Lincoln stated that the meeting will take place outside at the clubhouse on Saturday, August 1st at 9:00. Bring a lawn chair. **CHANGE**-there will not be refreshments so owners should bring their own if needed. Also, the picnic will be held with the virus concerns it did not seem like a good thing to do at this time.

New Business:

- a. **Insurance** – Linda Wilson explained our new insurance premium came due with Rosenthal Brothers Insurance LLC agency for Cincinnati General. Even with the claim we had with the leaky clubhouse issue the premium did not go up much. The policy basically includes 1 million on the clubhouse building and \$57,000 in contents. Linda Wilson made a motion to accept the renewing insurance policy with Cincinnati General Insurance and Ron Heim seconded.

Next meeting will be determined after the annual meeting.

Adjournment – Ron Heim made a motion to adjourn the meeting at 10:12. Linda Wilson seconded. Motion passed unanimously.

Submitted by:

Cheryl Brady, Interim Secretary