

Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Meeting
Saturday, June 6, 2020 8:30 a.m.

Call to Order: President Jim Lincoln called the meeting to order at 8:24 a.m.

Roll Call: Jim Lincoln, Jim Grondin, Ron Heim, Linda Wilson, Jim Andreas, Cheryl Brady all present. Jim Sawyer present via phone. John Hill, guest for Executive Session

Homeowner's Forum: Do to the COVID virus there was a limited number of owners who could attend. Scott Balde, S Rocky Ridge Cir. expressed concern as to why the clubhouse was not open. He stated all owners own the clubhouse and therefore it should be open for use. The pool has been closed for 6 months. President Lincoln explained it is not open because Door Guard has not come to activate the keypad. Scott Balde asked President Lincoln to produce in writing why the clubhouse and pool are still closed. Jim Lincoln said he will check with the state, health department and Hidden Ridge's lawyer for opinions.

Executive Session: At 8:31 Linda Wilson made a motion to adjourn to Executive Session and Ron Heim seconded.

Ron Heim at 9:05 made a motion to adjourn the Executive Session and move back to the regular meeting. Jim Grondin seconded.

Minutes: Linda Wilson made a motion to waive the reading of the minutes. Jim Grondin seconded. The minutes from the May 14, 2020 meeting was approved via email and posted on the website.

Treasurer's Report: Linda Wilson, treasurer, reported by June 30 she expects there will be \$45,000-\$50,000 remaining after paying outstanding bills. Currently, there is \$79,000 in the reserve account and \$63,000 in checking. Around June 15 the next fiscal year budget and invoices will be mailed out. Ron Heim made a motion to accept the treasurer's report as presented. Jim Grondin seconded.

Committee Reports:

- a. Website – Cheryl suggested there are so many new owners and vendors that maybe it is time to change the password for security purposes. Linda will do this, and the owners will be informed of the new password through an email and it will be included with the invoice mailing.
- b. Data Base Management – Jim Sawyer stated all security codes and key fobs are up to date.
- c. Unit Sales and New Owner Orientation – Cheryl said there has been one closing since May 1, 3 pending and several new units for sale. Cheryl stated she will not run for a Board position but said she would keep the job of unit sales and orientation process as a committee so a little less work for the Board in the future.
- d. Construction Requests - Linda suggested that if the work is not completed by the end of the year then the construction for should be resubmitted as things can change.
Jim Sawyer presented all the construction requests he has worked on with the unit owners. 6606 Pearl Ln, 3682 Ruby Ln, 6569 S Rocky Rd and 3662 Ruby Ln. These requests were approved.

Maintenance Report: Jim Andreas asked if the leaf dumpster can go. The board members felt it could. The gate is still an issue and waiting for an electrician to come and look. All electricians are terribly busy. It may be that the entire system needs to be replaced.

Unfinished Business:

- a. Emergency Response – Jim Grondin presented a couple bids for a generator that will sustain the clubhouse in a power outage. There will not be a charge for fuel set-up which saves \$1,000 on each contract. A generator purchase was placed on the 2020-2021 budget.
- b. Rules/Fines: Linda Wilson made a motion to fine a unit owner for cutting a tree down without going through the procedure for approval which is required. Jim Sawyer seconded.
- c. Clubhouse closure: Jim Lincoln will be getting the written opinions from the lawyer, health department and Wisconsin Statutes. There was discussion regarding the clubhouse being suggested as a weather storm shelter. Is there liability if it is locked? Owners have been told they can use it for shelter in bad weather in the past.

New Business:

- a. 2020-2021 Budget - Linda Wilson, treasurer, explained she hopes in the future to have a more detailed reporting system as to show where money is spent. Two areas basically, maintenance service and repairs. \$15,000 contingency for emergency repairs. Capital expenditure projects were discussed and built into the new budget. Ron Heim made a motion to approve the 2020-2021 budget as proposed with the adjustments discussed. Jim Andreas seconded.
- b. Annual Meeting - Discussion as to when, where and how the annual meeting will be done. Tentatively August 1st with a rain date of August 2nd and will be held outside. This could change.

Next Meeting: July 11, 2020 at 8:30

Jim Grondin made a motion to adjourn the meeting. Linda Wilson seconded. Meeting was adjourned at 10:39 a.m.

Submitted by:

Cheryl Brady – Interim Secretary