

Hidden Ridge Resort Condominium Association, Inc.
Board of Directors' Special Meeting
Thursday, July 23,2020

Call to order: President Jim Lincoln called the meeting to order at 6:03 p.m.

Roll Call: Jim Sawyer, Jim Lincoln, Ron Heim, Cheryl Brady, Linda Wilson, Jim Andres. Absent: Jim Grondin

Purpose: To finalize and approve two projects so work can begin.

- 1. Pavilion:** Jim Sawyer explained the plan and materials needed for the pavilion project to be built by the clubhouse. It will be a 16x24 covered pavilion on a concrete slab. It will have electricity and two fans. Unit owners could sign up to use it. A detailed outline of materials needed to complete the project was prepared and handed out by Jim Sawyer. There will be volunteers used to construct. The project cost of \$6,601.12. The materials cost could be cheaper if Menards has the 11% off and Cheryl can get a 10% off materials at Home Depot. Electricity will be an added charge estimated at \$1,300. Linda Wilson, Treasurer, said she felt the budget could support the project as \$6,500 was built into the 2020-2021 budget. Work could start in September. A motion was made by Ron Heim to accept the proposed project of building a pavilion for a cost estimated at \$8,500. Jim Sawyer seconded. Vote was unanimous.
- 2. Security and Gate:** Jim Sawyer said that Door Guard did not respond to adjust/update their bid to be more in line with the one received by Martin Security. Martin Security's proposal of new keypad, cloud storage, 400 key fobs, pool access and network control panel with installation was at a quote of \$4,195. Each owner would receive 2 key fobs with new codes and there will be a phone app available. Owners will be charged \$50 for lost fobs. The discussion leaned to not needing the pool access and get an extra 100 key fobs for reserves. \$1,703 removed for the pool access and added \$550 for extra key fobs. Linda Wilson made a motion to accept Martin Security's bid with no pool access and extra fobs. Ron Heim seconded, and the motion passed unanimously.

- 3. Gate:** Jim Sawyer handed out a quote from Fox Valley Overhead Door for a new gate. The one we have cannot be fixed and is out of date. Door Guard is unable to fix so therefore a new one is needed. The bid for a longer 20 ft barrier arm gate with hydraulics and springs, speed sensor, backup battery, one-year warranty and easy access panel with installation \$6,045. Linda pointed out we have had 13 plus unit sales this season with a \$600 start up fee that is never counted into budget planning. That money can be used to pay for this project. Ron Heim made a motion to accept the proposal from Fox Valley Overhead Door for a new gate. Cheryl Brady seconded. Motion passed unanimously.

- 4. Undeveloped lots:** A discussion took place regarding “undeveloped” lots and the HOA fee that is charged for those. Most of those lots have water and sewer placed on the lot and pay \$475. There are lots that do not have water and sewer and they pay the same. Linda felt all “undeveloped” lot owners should pay \$950 if they have water and sewer in place. Ron said, in the past those lots pay 50% of a HOA fee until they place a unit on site. There is not a definition of undeveloped lot in our docs. Cheryl said the three phases of Hidden Ridge were developed differently. It was not fair at this time to place the \$950 fee on those lots that have water and sewer as those services are not used until a unit is placed. Fewer lots will remain by the end of the summer. A decision needs to be made in the future as to who is responsible for the cost of installing the water/sewer hook ups on those lots should the owners wish to place a unit on them in the future.

Submitted by:

Cheryl Brady
Interim Secretary