

Hidden Hamlet Annual Meeting
December 27, 2013

The meeting was called to order at 6:25 p.m. by Bill Wiechmann. Board members present were introduced. The minutes from last year's annual meeting were read by Dave Bedau. A motion was made by Sandy Glazier to accept the minutes. Seconded by Howard Goldberg. Motion passed.

Bill reported that the dues date was moved back to September this year and it has worked well because snow plowing is not done at properties where payment of dues has not been received. There are only five property owners who haven't paid.

Our accounts receivable include two outstanding due to foreclosures. One foreclosure was a lot. The lien did not show up at closing but Bill is hopeful that we will be able to collect on that. The other is in the amount of \$2000.00 but payments are being made on that.

Accounts receivable is under \$11,000.00. When some houses were sold the Hamlet was able to collect on monies owed from those homes.

Dave Bedau gave a financial report. Our fiscal year runs from July 1 to June 30. The report shows a loss for last year due to an \$11,000.00 increase in snow plowing costs. There was also road work in the amount of \$7,000.00 that the Association had to pay. Dues increased this year by \$50.00 per property. It was the first increase in many years. The \$7,500.00 increase in revenue compensates for the excess snow plow needs.

We are in good shape, financially, other than the funds that will be required to comply with DEQ requirements.

The financial report will be posted on the Hidden Hamlet website.

Bill reported that our engineer took the month of November off. Bill and Ron Bos will be meeting with him to get engineering

drawings and cost estimates. Hopefully that information will be available by the next Board meeting.

Because we have more than 150 homes on a well we must build a reservoir. Originally the requirement was to be able to generate 500 gallons a minute for two hours for fire fighting. That would be 60,000 gallons in the reservoir. There was a fire in the Hamlet last summer. The fire hydrants were not used. The engineering firm has negotiated with DEQ to permit us to fill the reservoir to 30,000 gallons. An issue that must be addressed is what happens if the water is stagnant for five days or more.

There was a question from the floor re test period for water usage. Bill reports it wasn't done but we may still do it in the next few months. We may have an inflated usage opinion which is a non-typical case due to many part time and seasonal occupants of the Hamlet but DEQ is applying a book usage. The DEQ used a 10 year average of water usage in the Hamlet to determine their requirements for us. Within the past 10 years we were losing 100,000 gallons of water a day because of the old water lines which were leaking. Since the water lines have been redone that figure has dropped significantly. There may be leaks in lines between houses and road connections but not in our main lines. Some of the homeowner lines are 60 years old. Joel Woods thinks it's still possible to beat the DEQ requirement of installing a pump by 2015. Bill is not optimistic about this possibility.

A motion was made to continue Mike Barr and Howard Goldberg as members of the Board. The motion was seconded and approved.

The Hidden Hamlet website is up and running. The web address is www.hiddenhamlet.com. The minutes from all meetings will be posted on the website. We are trying to move to paperless service. We still have 43 owners who have not supplied us with e-mail addresses. It saves the Association money to be able to e-mail minutes and reminders. If you have any corrections to the

directory, please send them to Julia Kort – juliakort@hotmail.com, 5140 Mountain Watch Drive, H. S. 49740, or (231) 526-6984. If you have problems logging onto the website, contact Julia.

Our snowplowing service is using a truck and snowblower. Plow day is Thursday unless we know we're getting snow on Friday. Priority plows have 7 or 8 plows so far. We are up \$3000.00 - \$4000.00 in cost for snow plowing. The Association budgets for 20 – 25 plows but will plow when they need to.

Our trash collector doesn't pick up recycle materials due to the cost to the township. The recycling station, about 2 miles south on Pleasantview Road, accepts paint, computers, appliances, TVs, florescent light bulbs, newspapers, cardboard and plastic and metal containers. Little Traverse Disposal has increased the rate for trash pick up by 5 per cent effective January 1, 2014. Little Traverse has absorbed two price increases since they last increased our rate. If anyone is interested in purchasing commercial grade cans for trash pick up from Little Traverse's supplier they will facilitate that. Their supplier has over runs which they scratch the name off of. Totes are usually \$25.00 and up. There are 3 sizes – 35 gallon, 64 gallon and 96 gallon. Their number is 231.487.0780.

The summer picnic will be on Sunday, August 31, 2014. All property owners and guests are welcome.

The Annual Association Meeting will be on Friday, December 26, 2014.

The meeting adjourned at 7:00 p.m.

Thank you to Sandy Glazier for taking the minutes in my absence.

Julia Kort, Secretary