

**Hidden Hamlet Board Meeting
June 5, 2016**

The meeting was held at the chalet of Ron Bos. Ron called the meeting to order at 10:10 a.m. Board members present were Ron Bos, Dave Bedau, Mike Phillips, Caitlin Donnelly, Will Baker, Bill Marsh and Julia Kort. Board members absent were Howard Goldberg and Manny Glazier. Guests present were Kaye Bos and Tim Myllyoja.

Mike Phillips made a motion to approve the minutes from the last board meeting. Seconded by Bill Marsh. Motion passed.

WATER

Tim Myllyoja was introduced.

Tim is the operator for the water system and has been our contact person at the DEQ (Department of Environmental Quality) for several years. Tim also works for Mead & Hunt and presented us with a proposal from M & H to handle the system operation and maintenance of our drinking water. M & H handles the water systems at Little Traverse and Bay View and they would charge us \$850.00 a month for a total of \$10,200.00 a year for this service. Tim currently checks our water two or three times a week and we have been paying him around \$5000.00 a year. He is checking into liability insurance for himself and will present us with a proposal by the end of June for him to continue doing this work. Part of the DEQ requirement specifies that someone be available at all times. To continue with Tim as our water system operator we would have to name a full time resident to be available when Tim is not available. A water chairman from the board, or another full time resident would suffice for this roll. We will consider both proposals when we receive Tim's and will make a decision.

Tim advised that since we updated our water system everything is good. He reported that our two primary wells are running perfectly and well #5, our back-up well, is tested on a regular basis and operates as expected

Tim also advised that there is a requirement of a 200 foot isolation zone around the well house. Affected owners will be contacted soon. Basically any house within a 200 foot radius of the well house will be asked to agree to be mindful of proper storing and disposal of any materials or substances that could cause degradation of the ground water.

The 2015 Water Quality Report for Hidden Hamlet will be available at the well house next week. It is also available at our website - www.hiddenhamlet.com

FINANCIALS - Dave Bedau reported that we had \$224,000.00 in our fund last year. Any excess from snowplowing and trash is put into the fund.

Snow plowing was down \$5,229.00 this year. Trash cost remained the same. Professional services increased \$510.00. Well maintenance increased \$4,000.00.

Utilities decreased \$200.00. Insurance costs declined slightly. System Repair charges were at \$0.00. Well improvement (well house & well cost) \$145,426.00.

We have 13 residents who are in arrears in their financial responsibilities to Hidden Hamlet. Seven of these are 90 days or more past due. All residents are responsible for paying their dues/assessments on time.

SNOWPLOWING

Mike Phillips is putting bid sheets out to local companies for snow plowing. Bids will be assessed and a determination will be made regarding a snowplowing contract for the upcoming winter.

ACCESSORY STRUCTURES

A change in the Hidden Hamlet policy regarding out buildings is being considered. Mike Phillips will contact Jack Summerville, the zoning commissioner for Pleasantview Township, to insure that our requirements comply with the Township requirements.

DEAD TREES - DEBRIS

There are many dead trees - either downed or still standing - on properties in the Hamlet. This presents a danger to properties and, more importantly, to residents! If a tree on your property injures a person or damages a building or vehicle, the responsibility for restitution falls to you. Downed, dead wood also presents a fire hazard. If a dead tree on your property is near a power line, inform the power company.

Please take responsibility for your property. If you are not here to handle this, please consider hiring someone to take care of any potential problems on your property - either chalet or lot.

ABANDONED VEHICLES

Vehicles that do not have a current license should not be stored on your property.

RECREATIONAL EQUIPMENT

Only in-season recreational equipment should be on your property. At this time of year snowmobile trailers should not be on your property.

PETS - ANIMALS

Animals, if off your property, must be on a leash. If you walk your dog in the Hamlet, it is your responsibility to clean up after your pet.

Please do not feed stray animals. One of our residents had an infestation of feral cats. They paid a company \$400.00 to trap and remove eight cats that were causing problems for them.

BOARD MEMBER ROTATION

Three board members will be retiring in December. Please consider serving on the board. If you are interested, please contact Julia Kort at juliakort@hotmail.com or 231.526.6984.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,

Julia Kort, Secretary