

Hidden Hamlet Board Meeting

September 4, 2016

The meeting was called to order by President Ron Bos at 3 p.m. at Nubs Nob. Ron Bos, Howard Goldberg, Dave Bedau, Mike Phillips, Julia Kort, Manny Glazier, Bill Marsh, and Caitlin Donnelly were in attendance. Will Baker was absent.

Lindsey Strough attended as a guest.

A motion was made to approve the minutes from the June 5, 2016 board meeting. Motion passed.

- 1- Water Update - Ben Heymes from Mead & Hunt gave a presentation about handling our water needs - operation and maintenance, sampling and reporting. The cost would be \$450.00 a month plus a testing fee. Sara Smith, our CPA will be contacted to determine if this cost is in line with what we have experienced in the past. A decision will be made by October 1, 2016. Our previous operator is no longer available to us.
- 2- Pump House Clean-Up - October 1 at 1p.m. Board Members will clean the inside of the building, do some masonry work and take down and clean up small trees in the area.
- 3- Financial Review - Revenues for the past year are on track. A detailed accounting will be given at the Annual Meeting in December.
- 4- Delinquent Dues & Water Assessment - If delinquent amounts on dues and special assessments are not paid in full by October 1, 2016 an additional late fee of \$100.00 will be imposed on October 15, 2016.
- 5- Dues for Current Year - If dues for current year for chalets/lots are not paid in full by October 1, 2016 a late fee of \$100.00 will be imposed on October 15, 2016.
- 6- Snow Removal Bids - Mike Phillips sent bid requests to six local companies. He received responses from only two companies - TWB Contractors, Inc. and Tri-County Excavating. After lengthy discussion it was decided to stay with Tri-County. Their quote will save Hidden Hamlet a considerable amount of money and Mike has already talked with Tri-County about doing a better job on gravel drives. Contact Tri-County directly if you are interested in priority plowing. (231) 347-5182
- 7- Out Buildings- For quite some time, the board, led by Mike Phillips, has been considering an

amendment to the policy manual to allow accessory structures. Mike has made sure all of our requirements are in line with the Pleasantview Township requirements. To that end he has worked with Jack Sommerville, the Zoning Administrator for Pleasantview Township. The amendment is included at the end of this mailing. If you are considering availing yourself of this new policy change, please follow all procedures.

8- Volunteers for the Board - Three Hidden Hamlet owners have expressed interest in joining the Board. They are Larry Saylor, Shawn Peralta and Lindsay Strough. We thank them for their interest. Nominations and voting will take place at the Annual Meeting in December.

9- Date for next Board Meeting - The next Board Meeting will be October 1, 2016

10- Date for Annual Meeting - Nubs Nob will be contacted to determine the date for the Annual Meeting. It will most likely be either December 26 or December 27, 2016.

The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Julia Kort

Secretary

*****It was brought to my attention that some residents did not receive the invitation to the Annual Picnic. I have two e-mail lists and tried to send them both "BCC" so you wouldn't see a multitude of e-mail addresses. It seems one of the lists went through but the other one didn't. Going forward I will send both lists just regular and I do apologize to anyone who may have missed the picnic because of this snafu!*****

Accessory Structures

Accessory structures such as storage sheds and storage buildings will be permitted within the association within requirements set forth in the Pleasantview Township ordinances, Hidden Hamlet's Architectural Control requirements, and the following Hidden Hamlet restrictions.

1. **Before** construction or installation begins, the owner will:
 - a. Consult township ordinances regarding such structures
 - b. Obtain an approved permit from the township
 - c. Submit copy of approved permit to Hidden Hamlet Association president.

2. ONE accessory structure per assessable property unit will be allowed.

3. An accessory structure shall not exceed 100 square feet.

4. Accessory structure materials, design, and color shall match the residence.

5. Set Back Requirements shall be met (front 30', side 10', rear 35'; see township ordinance)

6. Pole barn style construction will not be permitted; solid floor is required; skirting recommended.

7. Accessory structures will be enclosed on all sides; canopies, lean-to's, tents and other forms of temporary shelter or storage structures are not permitted.

8. Doors and windows will be closed and secure when not in use.

9. Accessory structures will not be designed nor used to shelter pets or animals at any time.

Carpports

Carpports are not permitted