

Hidden Hamlet Association

Annual Meeting

December 26, 2016

Nubs Nob

The meeting was called to order by President Ron Bos at 6:15 p.m.

Board Members present introduced themselves.

1. **Water System** - The Well house is in great shape and the DEQ is happy with the progress we have made with modernizing.

-We have two - eight inch wells that run on a regular basis and a six inch well that runs off a generator as a backup.

-Our water quality meets DEQ requirements.

-Mead & Hunt are operating our water system.

-Water samples are taken from random older homes quarterly to check for lead and copper. Any lead or copper issues would be on the homeowner side, not the street side since our water project updated all pipes in the system.

-The old pump house needs to be demolished. Boyne Highlands might purchase the generator. This would offset the cost of demolition of the pump house.

2. Finances

We are on budget. Emergency fund in bank hasn't been tapped and is roughly \$60,000.00.

3. Trash Pick-up

-Leave trash can at road. Trash company will return to chalet.

4. Snow Plowing

-If you have problems with general plows, contact Mike Phillips, 810.404.1774

-If you have a problem with priority plows, contact Phil at Tri County, 231.347.5182

5. Accessory Buildings

Mike Phillips did a thorough job of researching and finalizing plans for allowing accessory building within the Hamlet. Please note there are restrictions that must be adhered to for Hidden Hamlet and Pleasantview Township.

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.

Carports

Carports are not permitted

6. Volunteers Needed

There has been a suggestion to “spruce” up the perimeter of the well house corner at Sun Valley and Winter Park. The thought is to plant seedlings in the spring. Help is needed with the planting and also with watering throughout the summer. Please contact Ron Bos with your availability. 616.240.5954 or ron.bos@aol.com

This will not be possible without considerable help.

7. Delinquent Accounts

Several owners are behind in their dues or have caught up on their dues but still owe late fees related to their late payment. Late payments cost the Hamlet time and money. If these accounts are turned over to a collection agency, the owners will be assessed all extra charges that the Hamlet incurs. Discussion at the annual meeting made it clear that owners are in favor of doing whatever is necessary to collect all monies owed to the Hamlet. Final determination will be made at a later date.

8. Election of Board Member

Three owners had expressed interest in serving on the board....Shawn Peralta, Lindsay Strough, and Larry Saylor. There is only one opening at this time.

Shawn decided to wait until next year. A vote was taken and Larry Saylor was elected to the board. Welcome to the board Larry.

Julia Kort resigned as secretary after serving several years in that position.

9. Rentals in the Hamlet

There have been many complaints about renters in the Hamlet. **Please note, ownership mainly for rental income purposes is in clear violation of the deed restrictions covering every lot in Hidden Hamlet.**

The information below is quoted directly from Hidden Hamlet Policies - Building and use restrictions which encumber every lot in Hidden Hamlet contain a provision prohibiting use for other than single family residence and specifically prohibiting commercial activity.

The board of directors is aware of the desire on the part of most residents to have the freedom to rent out their chalets from time to time and recognize that this opportunity, in many instances, formed a part of the decision to make an investment in the Hamlet. The temporary character of the relationship that a weekend tenant has to the chalet he occupies is the type of occupancy that gives rise to the activities most harmful to the neighborhood. However, we all know that the longer the term of tenancy, the more likely that the tenant will be happy to abide by rules and regulations which, after all, are equally to his benefit.

POSITION: Any written lease of a single family residence longer in term than two months shall not be considered commercial activity, providing that tenant has agreed to abide by all the subdivision's restrictions.

POSITION: Weekend or short term rentals shall not exceed in any calendar year, the time spent in occupancy by the owner in the same year. The owner should provide a list of guidelines to renters regarding snowmobiles, trash and pets.

POSITION: Any chalet held and advertised exclusively for weekend

or short term rental shall be recognized as commercial activity in violation of the restriction.

If you do have renters, in accordance with Hidden Hamlet policies, please advise them of rules and regulations. There are many people who live here full time.

They do not want to deal with rowdy renters who have not been given any guidelines about acceptable behavior in Hidden Hamlet.

A subcommittee has been formed to review our policies and to make any recommended changes.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Julia Kort

A brief board meeting was held immediately following the annual meeting. Board officers were elected - Ron Bos, President, Howard Goldberg, Vice-President,

Dave Bedau, Treasurer and Caitlin Donnelly Secretary.

Wishing you a very Happy & Healthy New Year!