

Hidden Hamlet  
Board Meeting  
April 30, 2017

The meeting was called to order by President, Ron Boss, at 10 am at Ron's Chalet. Board members present were Ron Boss, Manny Glazier, Larry Saylor, Dave Bedau, Bill Marsh, and Howard Goldberg. Board members absent were Mike Phillips and Will Baker.

A. Rentals

The issue of vacation rentals was discussed. The board has received concern from Hidden Hamlet owners that many are renting their homes out more than they are permitted by the By-Laws and Policies. Each lot is encumbered by a deed restriction which prohibits commercial use. It was decided by the board to send an email/letter to Hidden Hamlet property owners with regards to the deed restriction and By-Laws. Larry Saylor, board member, offered to draft this language and send to the board before distributed to property owners. Additionally, a homeowner had concerns regarding an "Airbnb" sign located on Laurentian Drive. While the homeowner is not in violation of the By-Laws, this does encourage commercial use which is prohibited. The homeowners were asked to remove the sign and stated that they would considering they were moving and having long term renters (which is permitted) move in.

B. Lamplighter Water

The Lamplighter located off of Nub's Nob Drive utilizes the Hidden Hamlet Association's well system for their water. Therefore, the Lamplighter is required to pay a \$50 fee per month for the water to the Association. There has been a statement from the Lamplighter owner that the water has been turned off from time to time. Bos spoke with the Association's well operator and the operator claimed they have never turned off water to the Lamplighter. A motion from Bos to the board was to have Diane at Sara Smith's office to bill the Lamplighter for water directly, at \$50/month, paid quarterly. Should the payments not be made within 90 days, a late fee will be added to the bill with notification to the Lamplighter owners. Saylor seconded and the rest of the board present was in favor. Motion passed.

C. Delinquent Dues

There are several property owners within the Association that are late on their dues. Ron motioned that after 90 days of a late payment, Diane will add a \$50 late fee to the bill with notification. Following an additional 90 days of no payment, a fee of \$100 will be added. Once the property owner reaches a late fee of \$250, the property owner will become a "Member Not in Good Standing", meaning that they will lose their member benefits such as trash pick-up, snowplowing, and water, all at the discretion of the board. This must be adopted into our Policies. Next meeting the board will vote on the language, and the Amendment to the current Policy will be made at the Annual Meeting.

D. Budget Review

Bedau brought our current financials from Sara Smith's office. The budget must be established for July 1 2017 – June 30 2018. While currently the Association is maintaining the budget, there is concern from the board that reserves will not cover emergencies associated with the well system and maintenance costs. The DEQ requirements for water assessments and testing are increasing, in addition to the well maintenance. The board is going to assess the potential costs and discuss at a budget meeting scheduled for July 2<sup>nd</sup>, 2017.

#### E. Snow Removal

Many property owners had complaints with regards to snow plowing this winter season. Should a property owner have issues or damage on their property, please contact Phil at Harbor Springs Excavating directly. His contact information is located on the Hidden Hamlet website: [www.hiddenhamlet.com](http://www.hiddenhamlet.com). The board will solicit bids from several contractors for next season and a decision will be made as to who fits within the realm of budget and experience.

#### F. Tree Planting Request

A request was made to the board by a property owner located across from the well house to plant trees to further block the well house and the equipment there. The board decided that it is not in the Hidden Hamlet's budget to do so, but will give the homeowners permission to do so at their own cost, pursuant to approval of trees or vegetation planted by the board.

#### G. Downed and Diseased Trees

Donnelly suggested that the property owners be made aware of beech bark and other tree diseases that are evident throughout the Association. A fact sheet about the diseases and how to properly manage them will be distributed to the property owners to utilize at their discretion. The board suggests that property owners be made aware and keep track of potentially dangerous trees that could be harmful to the public or property.

#### H. Garbage Pickup

Owners are asked to bring their cans to the end of the driveways for pick up on Mondays. The trash company is to return the trash can to their designated area.

#### H. Old Well House

The former well house needs to be abandoned and capped for safety concerns. The board has decided to solicit bids for its proper removal.

#### I. Outbuildings

Outbuildings and accessory buildings are to be approved by the Architectural Control Committee. See Section I of the Policies for requirements before construction. All buildings must also be permitted and approved as required by the Township zoning ordinances.

#### J. Water Quality Report

The Water Quality Report is available on the Hidden Hamlet website. If needed, the board can send a copy to any property owner who would like a copy sent to them.

#### K. Next Meeting Date

The board will be meeting on July 2<sup>nd</sup>, 2017 at 10 am at Ron's Chalet.

#### L. New Business

Will Baker has asked to resign from the board. A suggestion was made by Saylor to contact a formerly interested property owner, Shawn Peralta. Saylor will contact Peralta directly. Any other interested members should contact the board.

On a motion from Bos, it was suggested that the Hamlet pay Nub's Nob to mow along the roads within Hidden Hamlet twice/year (Labor Day and 4<sup>th</sup> of July). Seconded by Goldberg and approved by the rest of the board.

M. Meeting Adjourned 12:10 pm.