

Hidden Hamlet
Board Meeting
July 2nd, 2017

The meeting was called to order by President Ron Bos, at 10 am at Ron's Chalet. Other board members present were Larry Saylor, David Bedau, Manny Glazier, Howard Goldberg, Mike Phillips, and Caitlin Donnelly. New board member: Sean Peralta.

A. New Board Member: On a motion by Bos, Sean Peralta was elected as a new board member, 2nd by Goldberg, all ayes.

B. Treasurer's Report

Bedau distributed the updated budget. The Association is over budget due to the new Water Well contract. The DEQ requires more testing of the water which is expensive. The discussion of raising dues came up to get out of debt. On a motion by Phillips, Sara Smith's office shall move the funds needed to cover the losses from the well fund, 2nd by Goldberg, all ayes.

C. Delinquent Accounts

Goldberg's draft language regarding delinquent accounts (as attached) was discussed. The Board will present the language at the Annual Meeting for approval from the members.

D. Lamplighter Water

The Lamplighter is not part of the Association and therefore the Association has to charge for water. Payment is erratic. The Board decided that they will introduce a formal billing cycle through Sara Smith's office who handles the dues and financials.

E. Well System

There are two 8 inch wells and one 6 inch well that was put in in the 70's. The 6 inch is only used if the generator is on, during a power outage or when the generator gets tested one time per week. The well operator has noticed that the pump is surging and problems are beginning to occur. Two contractors came to look at the well and bid for repairs needed. The well slowing down could be either do to a bad filter or the well could be drawing too much on the water table. If we operate on a slow motor, the Hamlet does not have enough water supply to meet capacity in case of a fire. The DEQ has to give permission to operate on a 6' or move to an 8' or slow down the motor.

F. Short Term Rentals

Short Term Rentals and the bylaws were discussed. Saylor drafted language that is attached. To be approved at the Annual Meeting.

G. Bylaws & Policies

There are a variety of Bylaws & Policies that are utilized by members of the Association. This has caused confusion for the board and members. Therefore, the Board plans to update and redistribute the policies. Both the Accessory Structures and Garages & Carports Sections have already been approved at the last Annual Meeting. The Delinquent Accounts language needs to be approved at this year's Annual Meeting. Following approval, the Board will make a decision as to how and when new Bylaws & Policies will be printed and distributed.

H. Annual Picnic

This year's Annual Picnic is scheduled for Sunday, September 3rd, at 5pm at Nub's Nob.