

Hidden Hamlet
Board Meeting Minutes
October 8, 2017

The meeting was called to order at 10:04 am and adjourned at 11:50 am. Board members present: Ron Bos, Manny Glazier, Mike Phillips, Howard Goldberg, Dave Bedau, Larry Saylor, Caitlin Donnelly, and Shawn Peralta (via phone).

I. Budget

- A. Dave Bedau reported on the current budget. The well maintenance costs are draining the water fund significantly. Increased water costs are due to increased state requirement compliance. Currently, it appears that despite these increased costs we will be within budget for 2017. It was also discussed by the board about the probability of increasing dues. Due to the ever increasing costs to maintain the well, the water fund will not cover these costs in the long run. Membership will be informed further at the Annual Meeting this December as we continue to review this likelihood.

II. Water System

- A. Bos met with the Department of Environmental Quality and the Hamlet's water operator from Mead and Hunt. The Hamlet has three wells, two of which are used to supply water to the Hamlet. There is a third well that is there for a required back up well. However, one of the main wells is outdated and likely won't last much longer (it was installed in the 70s). The pump is having issues that we are dealing with to prolong it's life and that it will need to be replaced soon. This will require a special assessment. In the meantime, the DEQ suggested that we continue to operate with our current wells, and install a new "variable frequency drive" which will slow down the pump. This will cost \$5,000-\$7,000 and can be taken from our water reserve fund. This drive can be used for the new well system in the future, so no matter what it is a good investment and will at least buy us time to maintain the well until more research can take place regarding a new well.

III. Plowing

- A. Two bids were discussed with current plower, Tri County, and a new bid from TWB Contracting. TWB does Hamlet West. Tri County is of the best cost, although we have run into issues in the past. Hamlet West seems to have similar issues with TWB. Therefore, we will likely stay with Tri County because it is cheaper, yet - we are still researching and will confirm this October. Homeowners with special concerns/requests for plowing will be asked to contact the plowing company directly.

IV. Garbage

- A. Little Traverse Disposal has agreed to take the trash bins from the end of the driveways and place back into the homeowner's particular storage locations. LTD has asked to attend the Annual Meeting in December to prevent a new garbage container option for homeowners.

- V. Bylaws/Policy
 - A. The Bylaws and Policies have to be approved and updated at the Annual Meeting. This will include Short Term Rentals and Delinquent Accounts language. The board aims to reprint the Bylaws/Policies next year in order to make sure all members have the same protocol. The Board voted to approve retaining an attorney at an estimated cost of \$1500-\$2500 to update the bylaws and articles of incorporation. Larry will contact the attorney.
- VI. Board Member Rotation
 - A. The board discussed that there needs to be another rotation of the board. Some have been on for many years and ideally the board members rotate every 3 years. Any Hidden Hamlet members that are interested in being in the board should contact the board to be considered in December. An email reminder will be sent out.
- VII. Annual Meeting
 - A. Dave Bedau will contact Nub's to see what date will work for Nub's to host the annual meeting
- VIII. Insurance
 - A. The board is analyzing the Hamlet's current policy to make sure our well house and its equipment is adequately covered.
- IX. Other business
 - A. The board discussed that homeowners are responsible for trees on their own property, even if they are hanging over the road. The Hamlet is not responsible.
 - B. The next meeting is scheduled for December 9th at 4pm.