

Hidden Hamlet
Board Meeting
May 2018

The meeting was called to order by Ron Bos at 10:05 am at Ron's chalet. All board members were present with the exception of Shawn Peralta and Carmen Bosch. Also present was Tim Myllyoja who oversees well operation and maintenance for the Hamlet.

A. Water and well updates (Ron and Tim)

There has been a need for prioritization of several tasks relating to the wells with the Hamlet that require immediate attention. Since the last board meeting in December of 2017 we had work completed on well #5 which is the backup well to the primary well supplying water to the Hamlet (well #3). A regulator was installed on the pump of well 5 to eliminate surging of the pump to increase the life of the pump. Per Tim this installation was successful and significantly reduced noted surging of the pump and it is now operating at a constant speed.

Discussion about options for well maintenance and upgrades were discussed. Options includes.

- Abandonment of well #1 which is currently defunct and no longer operational (located off of Alphof rd.) which would include tear down, filling in and disposal of any materials still present at the site.
- Pulling the pump on well #5 to backflush and clean the screen in the well to extend its current life.
- Installation of a new well which would take approximately a year to be completed. The location of a new well was also discussed with options including at the current site of the main well house or an offsite installation.
- Cost associated with all options were estimated by Tim and all options were weighed based on their value added, cost to implement and likelihood of success.

Our current set up of having a primary well (#3) and backup (#5) meet all DEQ requirements for volume and capacity. Options regarding installing a reservoir were discussed as well as the option of discussing the installation of a 10 inch pipe between the Hamlet and Trout Creek (to eliminate the need for a reservoir) in the case of an emergency. Discussion with the Trout Creek board in the future regarding option #2 would need to be scheduled.

DEQ Reliability Study

The DEQ requires a reliability study every 5 years to verify capacity, low pressure areas and any additional areas of concern. We are now at the 5 year mark and this is now required. The study requires sending samples to be sent to the state testing facility in Lansing to verify water quality. This report is valid for 5 years once completed. The study will be completed within the calendar year.

Water Quality Report

This was completed by Tim and the Hamlet passed all quality tests. The report will be sent to Ron and Justin Wilson (secretary) for reference.

It was brought to the attention of the board that several properties bordering Pleasantview Drive have in ground sprinkler systems installed. This will be looked into by Ron as the board was not aware of any properties within the Hamlet containing in ground sprinkler systems.

B. Financial Report (Manny)

Insurance coverage for the Hamlet is actively being shopped to obtain a new policy with required coverage that is cost effective for the association. The operating costs associated with trash removal, snow plowing, water and DEQ requirements have increased over the last year and the board will continue to bid out all services for the best value although the benefits received present day are still very cost effective.

The issue of HOA dues being increased to cover operating costs was discussed as expenses are exceeding revenues from dues. Discussion of increases at several increase percentages were discussed and additional conversation about the best option will continue to be discussed at later meetings.

C. Additional topics discussed

Over the winter there was complaints about trash cans not being returned to properties from the street and if the issue persists there will be follow up actions taken.

The ratified and updated bylaws were sent to Art Beck who oversees the Hamlets website to be added for viewing by all residents.

The meeting was adjourned at 12:04 PM with the date of the next board meeting TBD.