

Hidden Hamlet Board Meeting

Sunday July 22nd 2018

The meeting was called to order at 10:03 AM

HOA Dues

- A. The proposal to increase HOA dues by 25% was presented to the board. The increase in HOA dues would keep the HOA budget in the green for approx. 5 years assuming normal operating costs and inflation. The 25% increase would be across the board for both developed and undeveloped lots.
- B. Ron Bos proposed increasing HOA dues by 25%. 2nd by Justin Wilson, board agreed to increase. The increase will go into effect for the next billing cycle that goes out prior to the end of the calendar year.

Water

- A. The variable speed regulator that was put on the backup well earlier in the year to eliminate the surging on the well is unable to keep up at maximum output when under maximum demand. There are no other viable options to repair the well at this point in time.
- B. At this point in time we will begin discussions with the DEQ on where to place a new well to replace the current backup well and get additional information regarding a timeline for construction and costs.

Insurance

- A. We have obtained new coverage for the Hamlet with adequate coverage for all assets. The new coverage amount will be somewhere between 500K and 600K once the final declaration page is provided.

Financials

- A. We are currently operating at a deficit for the fiscal year due to expenses associated with the backup well maintenance and late season snow plowing. The increase in HOA dues will alleviate some of the losses incurred this year.

Architectural Committee

- A. The new zoning coordinator will be approving any alterations or improvements to properties as long as they comply with local zoning ordinances. After the zoning coordinator grants approval each resident will need to reach out to the architecture committee for approval before beginning the work.

Trash

- A. There has been significant improvement with cans being returned to properties from the curb since the last quarterly meeting after several complaints were made about it.
- B. There has been an increase in residents taking bags to the curb by themselves outside of cans and animals getting into them. This will be monitored going forward.

Meetings for the rest of the year

Sunday September 2nd prior to the annual picnic

December 8th at 6:00 PM

December 26th one hour prior to the annual residents meeting.

Meeting adjourned at 11:02