

Hidden Hamlet Association
Annual Meeting
December 26, 2017

The meeting was called to order at 6:00pm. Board members present were Ron Bos, Dave Bedau, Caitlin Donnelly, Manny Glazier, Bill Marsh, Shawn Peralta, Mike Phillips, and Larry Saylor.

I. Budget

Bedau discussed the budget with the association members present. Currently, the association is running approximately \$7,000-\$8,000 over budget due to well maintenance fees. These costs are being absorbed by the water fund but that should be maintained for emergency purposes. There is not an idea by what amount, but a special assessment and dues increase will likely occur to cover these increasing costs.

II. Snow Removal

Bos explained that snow removal has been going well. Tri County Excavating of Harbor Springs is contracted to do the driveways and the County is in charge of the main roads. If any members have issues with snow plowing, please contact Tri County directly.

III. Trash Pickup

Trash is done by Little Traverse Disposal. Members are to bring their trash cans to the curb and the driver will bring the cans back to their storage area. There are locking trash cans available for those who are interested and can be obtained by calling LTD directly.

IV. Water

Bos explained that Mead and Hunt, the association's well operator, has found that chlorine required to be added to the system is wearing on the fittings of the pipes. The association board is looking into solutions to this problem. The association board is also obtaining quotes on an emergency back up wellhouse in a new location as well as a quote to just add a new well to the existing well house.

V. Adoption of New Policies

Bos informed members that the policies are being cleaned up to be more consistent and clear. No major changes are occurring, and will be available online once complete.

VI. Approval of Amended Articles of Incorporation

Saylor explained that in 1973, Hidden Hamlet Association, Inc. was set up as a "share holder" corporation versus a member based corporation. The amended Articles of Incorporation now declare Hidden Hamlet as a member based association. Ron Bos moved that the Articles of Incorporation be accepted, 2nd by Kristi Peralta, all ayes.

VII. New Board Member Nominations & Voting

New board members were nominated: Justin Wilson and Sheri Mayrberger. Move to accept by Bos, 2nd via Marsh, all ayes.

VIII. General Q & A

A member brought up the idea to incorporate language into the Bylaws that will help deal with the feral cat issue in the neighborhood. Suggested wording was to eliminate the outdoor feeding of animals. The board explained that they feel this is a good idea and will work to incorporate. Meeting adjourned at 7:15pm.