

2019 Hidden Hamlet Association Annual Meeting

Thursday, December 26th 2019

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Began at 6:18 PM

Ron Bos (President) asked for anyone interested in joining the board to let himself or Justin Wilson (secretary) know at the end of the meeting for additional details.

Finances (Manny Glazier, Treasurer)

Discussed breakdown of profit and loss for the fiscal year and the result of the last dues increase

- With the continuing increase in expenditures we will likely have to increase dues in 2-3 years again to keep out of the red
- Trash, water and snow are increasing year over year, although snow removal is down YTD due to weather.
- Current expenditures are breakeven with revenue generated from dues.
- A special assessment will be coming to replace defunct well and to replace all trash cans in the Hamlet. The exact amount of the assessment is unknown at this time as we are still gathering quotes for the well replacement and quotes for trash receptacles from Little Traverse Disposal.

Water Issues

The boil water advisory that occurred earlier in the year had several issues and processes that fell apart when it came to alerting residents of the issue and we are working to ensure there is increased visibility in the event a boil water issue comes up again.

- Mead & Hunt will be handling the communication to residents of the Hamlet in the event of a water issues in the future
- Ron asked for everyone to ensure they updated their contact info and email address on the sign-in sheet so we can have up to date contact information to give to Mead & Hunt.

Curbside water shut off valves

Many residents have seen their curbside shut off valves protrude out of the ground and/or appear to be damaged. Ron asked for any residents that have issues with their curbside shut off valves to notify the board so we can ensure they all get repaired when the repairs are completed in 2020.

Well Replacement

The well that has had issues for the past several years needs to be replaced, it cannot be repaired.

- Replacing the existing well is the most fiscally conservative route that ensures continual high-quality water output.
- Many of the current components associated with the current well can be used on the new well (generator, controls etc.) as they are the same size.

Breaking ground on the new well will begin in the spring once the ground thaws.

Trash

Little Traverse has requested that we switch over to using 96 gallon cans for the safety of their trash collectors as their trucks are equipped to pick the larger cans up. This will create an easier and smoother process with regards to trash collection and will improve consistency in trash pickup for all residents.

- Once we have more information on price and timing of implementing the new cans that information will be given to the residents in the Hamlet

Multiple residents raised concerns with regards to trash collection and Little Traverse missing their cans. Little Traverse just had a turnover in the role that oversees collection in the Hamlet and they are working on getting their route established and what cans need to be collected and where they need to be placed. If residents have concerns, they can contact Little Traverse Disposal directly to discuss.

Plowing

Ron reminded everyone to put driveway markers in to mark off the boundaries of their driveway to make sure tri-county stays within the boundaries of the driveway when plowing. Many residents have raised issues with their gravel driveways being

torn up when they are plowed and Ron reiterated that if anyone has any concerns about their plowing that they can contact tri-county directly to discuss with them.

Short-term rentals (Larry Saylor)

The short-term rental form was sent out with the last billing for HOA dues.

- We are revising the form to provide multiple boxes for non-rental and rental less than 10 days.
- We are also working on updating the form to provide additional clarity on how/ when the form needs to be submitted to make it easier to complete and return with the next billing that will be sent out in 2020.

The meeting ended at 7:12 PM