

Meeting Minutes
Hidden Hamlet Board meeting
Saturday, June 20, 2020.

Present in-person: Justin Wilson, Tanya Reynolds, Michael Bedells, Bill Marsh

Present via Zoom: Larry Saylor, Manny Glazier, KC McGovern, Michael Hall

Meeting called to order at 10:15.

Water Well and Assessment

- The well project is delayed due to COVID-19. After a short discussion the board agreed to postpone the well project until Spring of 2021.
- Justin is to solicit the updated quote and the updated time frame. Justin will also work with DEQ to make sure that the well is acceptable to them (Bob).
- The timing of the assessment was discussed. Multiple options were considered. It was decided that the assessment will be billed together with the annual membership. Target mailing date is July 2020. Target due date is December 2020.
- Late fee will apply starting January 1, 2021. The proposed late fee structure is 10% as of January 1, 2021; 20% as of April 1, 2021 and the increasing by 10% each additional quarter.
- This timing gives us 9-10 months to collect the required fund to pay for the well.
- The final assessment number will be determined based on Justin's quote. It is expected to be \$1200-1300 and included new garbage receptacles.
- Final vote for Water well assessment will be conducted through either e-mail or Zoom meeting.
- When the assessment is mailed two additional forms should be included: contact information update and rental information form.
- Justin made the board aware that Mead & Hunt would like to survey 10% of the HH households about their water use habits. Justin asked for volunteers. Most board members volunteered to participate in the survey.
- Justin will work with Mead & Hunt to secure all necessary permits for the construction of the new well.

Trash Receptacles

- Little Traverse will order them for us.
- HH is responsible for purchase price.
- Expected cost of one ca is \$75-80. \$2250-2400 total for the association.
- The cans are 96 gallons. They can be ordered in darker colors.
- Cans will be order for house only. No cans for lots.
- When implemented a household will be limited to one can per week.

Financials

Justin presented the financial statements. The balance Sheet shows a surplus. The surplus is likely to be due to limited plowing during Winter 2019-20.

Other Business

- Larry brought up to the board attention that there is a potential new law in MI that would require H/O associations to refile their deed restrictions every 40 years. We might be due for such refiling. 2 additional bills are pending the legislative approval. Larry will continue monitoring the situation. The board authorized Larry to retain an attorney to assist Hidden Hamlet with the “deed restrictions refile”, if needed.
- Manny shared with the board that he had a conversation with Ben at Nubs Nub. Nubs Nub is working on their COVID-19 safety protocols in preparation for the ski season. If we plan to have our annual Labor Day picnic, the Nub would like us to make a reservation. The board authorized Manny to make a cancelable reservation.
- The board agreed to hire Nubs Nub to cut the grass along the road.
- There was a discussion of “hiring a leaf blower” to clean the leaves from the streets. Wet leaves make streets dangerous. Mike said that he would look into it.

Meeting adjourned at 11:50 am.