



Hidden Meadows Condominium Association Inc.

Board

March 24, 2022

4:00 P.M.

- I. Call to Order and Roll Call: Stefanie calls to order at 4:10pm. Roll call: Stefanie A., Shirley D, Gigi M., Bob K., Heather J., & Kim & Marcella with KCPS
- II. Co-owner Forum: none present
 - a. Discussed XXXX unit C down spout concerns and reviewed proposals
 - i. Two proposals obtained
 1. Robert will meet with Northern Pines to review scope and work
 - b. Neighbor parking in visitor parking
 - i. Neighbor using mother's vehicle & was visiting and using the spot
 1. KCPS to send warning
 - ii. Neighbor's guest was using the spot
- III. Reading & Approval of the Meeting Minutes from Feb 27, 2022 – Bob motions to approve. Seconded by Gigi. Motion carried
Stefanie motions to table 1.26.22 meeting minutes review. Seconded by Heather. Motion carried.
- IV. Treasurer Report
Checking: \$ 52,437.31
Reserves \$ 37,392.77
Reserve CD: \$ 31,491.18 maturing 10.7.22

Treasurer's Review:
Have an additional assessment aging report provided to the Board monthly
Reviewed additional snow removal removal invoice for 2.3.22 – approved
Reviewed payment plan payments for NP and they are now paid in full
Gigi is due reimbursement for 2021 Annual Meeting refreshments
- V. New Business
 - Trees at S Commerce for business building – City of Walled Lake, Paul Barch, will not be notifying the business owners to do anything. However accounting firm

will trim after tax season is over. He will do it himself as professional will cost \$5-10K.

VI. Old Business

- 2022-2023 Budget - mailed
- Spring 2022 Newsletter – mailed
- Power washing of building
 - The Exterior Painters – \$8,900
 - Huon Power Wash - \$15,000
 - KCPS to obtain another proposal
- Wood Restoration
 - 2022-2023 fiscal year budgeted to do 3 buildings \$22K
 - 1412 & 2157 - \$14,524.00
 - Look for third building
- 2077 D obtaining proposals for balcony restoration

VII. Management Report

- a. 2158 HIDDEN MEADOWS DR UNIT B 6 – leveling driveway proposal
 - i. Bob motions to approve A1 Concrete leveling for \$2500. Seconded by Gigi.
- b. Shutter project
 - i. Additional proposals needed. Must have three
 - ii. KCPS deadline is April 2022

VIII. Next meeting date and adjournment

- a. April 20, 2022 @4pm @ Shirley's
- b. Stefanie motions to adjourn 6:22pm – Seconded by Gigi. Carried.