HIDDEN HARBOUR HOMEOWNERS ASSOCIATION

ANNUAL SPRING MEETING MINUTES

Springfield Township Hall

Tuesday May 13, 2025

Tom Papademos called the meeting to order at 7:03pm. Board introduction and attendance: Doug Beat, Doug Swary, Jerry Sullivan, Tom Papademos and Administrator Erin Osstifin.

There were approximately 30 homeowners in attendance and they introduced themselves.

MEETING MINUTES

1. Tom Papademos presented the 2024 HHHA annual meeting minutes for approval. After review Dan Kory moved and Jascha Chiaverini seconded that the minutes be approved as presented. The minutes were approved unanimously.

The meeting started with Deputy Sheriff Miquael Warren making a presentation to attendees about seeking help from the Sheriff's office.

1. Reminded all to call 911 for any emergency or events out of the ordinary.
2. Call her office for non-emergency situations; stop by the office located behind the Springfield Township Hall.
3. She indicated that homeowners should report improper golf cart use, speeding, underage motorcycle riding, and similar to her office. Provide as much information as possible and her office will follow up.
4. The office provides vacation house checks. Interested individuals should contact her office.

FINANCIAL

1. Treasurer Doug Swary presented the financials. The association's finances are in good shape and for the most part are tracking as expected.
2. The approved 2025 budget has $5.3K more expenses than income but that is not an item for concern. The majority of the additional expense is due to snow removal and ice mitigation resulting from unusual climatic conditions.
3. The existing CD's are projected to provide about $11.5K in interest.

INFRASTRUCTURE

1. Yard maintenance guidelines will be enforced. Rules for maintenance of properties used in the past will be reviewed, revised and placed in force.
2. Water/ice accumulation: The climatic conditions last February were such that there was a lot of ice formed on sidewalks. Ponding on E. Shoreline exacerbated the situation. The association has

in the last 2 years cleaned discharge lines but the covers for the existing catch basins are too small to properly drain the water. In order to change the covers, the entire catch basins will need to be rebuilt. The most cost effective way to accomplish this is during repaving of E. companies to come on site, review the situation, provide possible solutions and associated construction costs.

   a. There is a fundamental flaw with the grading of E. Shoreline and at present the best that can be accomplished is to apply band-aid solutions.

   b. Tom Papademos reminded attendees that any revisions to sidewalks would have to be made at the homeowner's expense.

3. Tom Papademos reminded attendees that even though the waste disposal contract with Stevens does not include yard waste disposal, Stevens Disposal offers this service for an additional fee and individual homeowners can contract directly with the company.

   a. Several local companies accept yard waste for a very nominal fee but the homeowner would have to take the yard waste to the company's premises.

4. Stevens picks up waste on Thursdays around noon. The homeowners have been instructed to place the totes by the street some time Wednesday evening. Please make an effort to not put them out too early; totes have been observed by the street as early as Tuesday noon. Also, once empty, please move totes away from the street on the same day as pickup; some totes have been left by the street as long as Saturday.

5. When excavating on your property, or by the street in front of your property ask the contractor doing the work to contact OUPS and request they come out and mark existing underground utilities. Public utilities causing damage to unmarked infrastructure will not repair their damage; the work then is repaired and paid for by the association. Erin Psstofin can assist with making the OUPS contact.

6. A message was sent to all homeowners about cleaning after their dogs when they go on other people's property. Please be diligent about it.

7. Tom Papademos asked the homeowners present to assist the board with enforcement of the association's rules and regulations. The board is short 2 members at present and can use help in all areas. A number of individuals offered to assist. The board will contact these individuals for the purpose of creating groups/committees to assist. The names of the groups and the individuals in each group will be listed on the website.

ADMINISTRATION

1. The website is up and running smoothly. For the most part it is accessible to all but in order to access the roster and financial information a homeowner must first create an account with his/her individual user name and password. Erin Osstifin can assist creating the account.

2. If your contact information is not presently on the website please consider adding it. Again, Erin can assist with this function.

3. At the 2024 annual meeting a number of homeowners asked that the board revise the declarations of restrictions to specifically forbid the letting/rental of properties for short lengths of time Vrbo, Airbnb, etc.) while at the same time stipulating rentals of at least 12 months' duration.
    a. The board looked into what would be required for such change. It is time consuming, expensive (attorney fees, court costs, state registration fees, etc.)
    b. A survey sent to all homeowners regarding their interest into pursuing the subject further had very poor participation/response. The board decided to take no further action at this time.
    c. The board feels that there are enough guidelines in the declarations to discourage short term rentals.

GOVERNANCE

1. Election of Trustee Positions
    a. Tom Papademos and Doug Beat have completed their 1st year of a 3-year term ending in 2027.
    b. Jerry Sullivan and Doug Swary have completed the 2nd year of their 3-year term ending in 2026.
    c. Cindra Keeler has completed her 3-year term ending in 2025. She has expressed desire to continue; however since she was not able to attend the meeting the board decided take no action at this time.
    d. We need 2 new board members: (1) one person to serve 3 years, concluding in 2028; (2) one person to serve 2 years, concluding in 2027 (Fred Boyk's replacement).
2. Architectural Control Committee (ACC)
    a. A reminder to all that approval for exterior construction at a property must be obtained from the ACC prior to start of construction.
        i. It was mentioned at the meeting that some construction that is not allowed by the Declaration of Restrictions has happened in the association; the Board of Trustees will investigate and take action.

The meeting was adjourned at 8:29pm