

## **HIDDEN HARBOUR HOMEOWNERS' ASSOCIATION BOARD MEETING: MINUTES**

**Tuesday June 21, 2022 6:00 p.m.**

**Location: 1500 Timberwolf Drive, Holland, Ohio**

### **Call to Order:**

The meeting was called to order by Tom Papademos at 6:00p.m. Trustees present were Tom Papademos, Cindra Keeler, Fred Boyk, Doug Swary , Doug Beats, and Jerry Sullivan.

Absent Erin Osstifin

### **OLD Business:**

Approval of Board meeting minutes: Minutes were approved by all board members online via email.

### **NEW Business:**

1: Mr. Gene Burgess addressed the board about the addition of a fence to his home. The board thanked him for his time and asked him to submit the appropriate application and pictures, along with signed agreements from neighbors from both sides, submit to Erin.

1. Cameras. The second license plate rider was installed at Hidden Forest and is working right.

2. Salt on roads policy: The association president informed Mr. Irving the intent of the association is to keep the roads safe. No further discussion planned.

3. Reserve Study: Updated estimate is \$2500.00 Motion to accept the study by Cindra Keeler 2<sup>nd</sup> by Doug Swary. Motion approved.

5. Discuss revision of late fees:

a: Motion made by Fred Boyk to increase the late fees to \$25.00 per month, 2<sup>nd</sup> by Doug Swary. Starts as of the 1<sup>st</sup> of July. 2022.

b: 715 E. Shoreline request to waive late fees. This request was denied.

6. Central repository for HHA documents. Tabled to include Erin.

7. Name(s) to used on HHA documents (IRS, utilities, etc.) Tabled to include Erin.

### **FINANCIAL:**

1. Report by Treasurer: Our expenses are up a little bit but overall, in good shape.

2. Investments of IR fees

No new investments since January 2022

3. Contracts Will be discussed under infrastructure

### **INFRASTRUCTUR:**

1: Republic Service, discussion of yard waste no longer being picked up. There is no mention in our contract to this rule in their list of Not Allowed items. We should receive the new contract in September. At that time we will review and address issue, if it comes up.

2: Roadway sealing: We received 2 proposals, Buck Brothers and Jennite

Buck Brothers quote \$7286.00 was recommended Motion by Tom Papademos 2<sup>nd</sup> by Jerry

Sullivan motion passed. This motion includes getting a little more clarification from Buck Brothers.

3: Drainage issue on East Shoreline. Tom will contact the company that cleaned it out before.

4: Damage to roadway lighting circuit at 334 Cove Harbour Dr. East. We would like Erin to call and get the company to take care of the ground.

5: Clean-up of roadways. For lack of a better alternative, we will use Rick Troutman (landscape services) to pick up tree debris, as needed.

**GOVERNANCE:** No items.

**Administrator's Report:**

1 Request for Erin's office to prepare and get the 2<sup>nd</sup> half billing mailed out with the new late fees included.

**Architectural Control Committee:**

1: 636 E. Shoreline Dr. Request was approved.

2: 612 E. Shoreline Dr. Deck, pergola, and the bedroom addition approved. Hot tub not approved at this time.

**NEW business:**

1: Lawn Fertilization: Agreed that the recommendations will be on our HHA website for review.

2: Tom will reach out to the Springfield township administrator about road clean up. The real estate taxes (Road & Bridge) seem to be the same for properties on Hidden Forrest as the properties in Hidden Harbour.

Next regular board meeting September 20<sup>th</sup> 6 p.m. Location 1500 Timberwolf Drive, Holland, Ohio

Meeting Adjourned 7:11 p.m.

Respectfully submitted

Cindra Keeler secretary