

HIDDEN HARBOUR HOMEOWNERS' ASSOCIATION
ANNUAL SPRING MEETING SPRINGFIELD TOWNSHIP HALL
Tuesday, May 24, 2022

MEETING MINUTES

The meeting was called to order by President Tom Papademos at 7:00 p.m. Trustees present were Tom Papademos, Linda Sabo, Cindra Keeler, Jerry Sullivan, Doug Swary, Fred Boyk, Doug Beat and Administrator Erin Osstifin.

33 Homeowners were in attendance.

Meeting Minutes: Minutes were read by Secretary Cindra Keeler. 2021 Annual meeting minutes were approved. Jerry Sullivan 1st and Doug Swary 2nd. All in favor.

Financial: Doug Swary gave a report on the Budget. Revenues are up 50%, Highlight included Snow removal expense was up this year. Overall, the Budget vs. Actual is in line.

Balance sheet: Total funds available \$398,000. \$195,000 of this is held in reserve towards major improvements.

Infrastructure:

1st, Cameras, New cameras were installed. Cost to fix was more than to replace. 3 new cameras where we had former cameras. Also, a new license plate reader camera was installed on the Angola entrance. A second license plate reader has been ordered for the Hidden Forest entrance.

Several questions were asked by the homeowners and answered. All seemed pleased with the new cameras to add to the safety of the neighborhood.

2nd, Reserve Study, Looking into a price to have a new up dated study. It has been about 5 years. The study from 5 years ago leads to us to believe that we will not need to raise dues. Any contracted price increases should not be enough to worry about. Once we have the new reserve study, we will decide.

Street light fixtures were addressed. As the bulbs burn out, they are being replaced with new LED lights. Any fixes are being taken care of as needed. Per our Toledo Edison bills: Our expenses for energy costs are very reasonable compared to the bills mandatory expenses.

3rd, Roadways, Working on getting pricing on sealing cracks. 1 quote already, Erin is looking to get others. There was much discussion on speed bumps. The board will keep this on their agenda. See if the new policing action will help. If that doesn't pan out we will look at other options. There seems to be a positive support for them. There was a discussion on the drainage/flooding. The board will investigate getting larger catch basin for a couple of the drains with smaller grates. No decisions were made at this time.

Administration:

Website, Suggestion was made to look at the website to make sure your contact information is correct. There is a new user name and password for our site and was recited to the attendees. Homeowners were encouraged to contact Erin or Tom to get the new information if needed. Email communications were addressed. Request was made to send out e-mails any time an item is added to the website. This is a lot of time for the administration team. Suggestion that the quarterly board meeting minutes are emailed out. The board will implement.

Governance:

Linda Sabo is retiring form the HSHA board. A big Thank you to Linda Sabo for her time. Linda will continue to be the boards liaison for new homeowners and the landscape keeper. Linda's spot on the board is open. Cindra Keeler was nominated for a 3 year term. Tom Papademos made the motion and Fred Boyk seconded. All in favor, Cindra will start a new 3 year term on the board. The board recognized Larry Goodheart for his many years on the HH Lake Association. Thank you, Larry. There is a opening on their board as well. The Lake Associations Annual meeting will be held June 14th. Any homeowner wishing to run for the position should inform the HHLA before the annual meeting.

Architectural Committee: Reminder was brought up to have neighbors' approval in writing when submitting your home plans to be approved. Application for approval should be submitted to Erin Osstifin.

Meeting Adjourned: 8:18 p.m.