

HIDDEN HARBOUR HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

Tuesday April 9, 2024 1500 Timberwolf Drive, Holland, Ohio

The meeting was called to order by President Tom Papademos at 6:04p.m. Trustees present were Tom Papademos, Cindra Keeler, Doug Swary, Doug Beats, Jerry Sullivan, Fred Boyk and Administrator Erin Osstifin.

"OLD" Business:

Minutes- Approval of Board meeting minutes: January 25, 2024, Tom moved the minutes be approved, 2nd by Doug. Approved.

NEW ITEMS DISCUSSED:

1. Yard waste/leaf pickup: Has been posted on website.
2. Status of new website: Erin reported that everything is on there now. Except for the roster. Few tweaks yet.

To access, Erin recommendation is for all residents to have their own log-in account. Hope to have it ready to roll out by the annual meeting.

3. Late fees: The board received requests for certain late fees to be removed. The board decided to wave the fees due to extenuating circumstances.

FINANCIAL REPORT:

1. Report by Treasurer: We reviewed the budget. Looks right in line.
2. Investment of IR fees
 - a. Two CD's maturing in May: MVCU on May 27th; Morgan Stanley on May 8th. Tom will continue to stay on this and will look at rolling over the CD's as they mature. Tom will check rates. No major cash needs are in the near future.
3. Contracts
 - a. Tom reviewed the Lawn care contract. The new contract has been signed. Price will remain the same as for 2023.
4. Discuss contents for end-of-month reports: This was not discussed at this time.

INFRASTRUCTURE:

1. Tom will talk with the Township about the clean-up of roadways
2. Plantings at Angola entrance: Rick our landscaper was running late due to materials unavailable to get the work done on the front entrance last year. This will be done this year. After this has been done the planting of decorative items can proceed.
3. Flooding at Angola Rd entrance: Tom will contact the Township office. There seems to be more flooding at the front entrance sense the sanitary sewer work was done.

GOVERNANCE:

- 1: Fred Boyk has announced that he will be leaving the board at the end of his term. Thank you, Fred, for your 11 years of service and the use of your office.
- 2: We will need to find 1 or 2 more individuals to join the board.

ADMINISTRATOR'S Report:

1. Website revisions: We addressed under New items.
2. First half 2024 collection: There are a handful of people that will be reminded of their accounts. Ways to collect was discussed.

ARCHITECTURAL CONTROL COMMITTEE report:

1. No outstanding requests to review currently.
2. A reminder will be sent reminding homeowners about sending information to ACC for preapproval.
3. Erin will send a letter to the homeowner about the fence which has been previously addressed. The letter will address an assessment which would be coming if not compliant.

Annual Meeting is set for May 21st at 7p.m. at the Springfield Township building on Angola Road.

Discussed the annual meeting topics for the agenda. Speeding, drainage

HH Board's next meeting will be July 9th, location to TBD. Meeting adjourned 6:57pm Fred 1st, Tom 2nd.

Respectfully submitted: Cindra Keeler