

HIDDEN HARBOUR HOMEOWNERS ASSOCIATION BOARD
MEETING

Thursday January 25, 2024 6:00 p.m.
1500 Timberwolf Drive, Holland, Ohio

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

OLD Business:

Minutes- Approval of Board meeting minutes: June 13, 2023, Approved 1st by Doug Beat and 2nd Doug Swary.

Board meeting minutes: October 10, 2023, No quorum, Approved 1st Doug Beat, and 2nd Jerry Sullivan. Both meeting minutes were approved and will be posted on the website as final.

NEW ITEMS:

1. VRBO rental: We have distributed message to association. Sent out on the 1st of December.

The letter of information will be posted on the website.

2. Yard waste/leaf pickup: This information was sent to the residents in November. This season's information will be posted on the website.

3. New website: Tom made a motion to accept the new website created by Mike Bruhl, Jerry 2nd. Approved

4. Basketball hoops: This is on the website under rules. This will be left "as is" in the restrictions.

5. Late fees: Will be kept. Calls will be made to see why they have not been included with the biannual association bill.

FINANCIAL:

1. Report by Treasurer: Reviewed the 2023 budget to End of year actual. Line items 4400 and 4500 will be rolled together on the report as these are the same account. The interest income will be revised to show actual not as realized -unrealized gains.

2. Investment of IR fees:

a. Canceled 2.47% 60-month MVCU CD maturing in 12/2024 early; opened new 5% 6-month CD maturing 5/27/24; added \$40K from checking account.

b. Morgan Stanley 6-month CD matured 12/28/23; rolled entire amount to new CD maturing 5/8/24 with a 5.1% APY.

3. Contracts

a. Lawn care contract: will need new contract for 2024. We will talk to Executive Landscape early spring.

4. Approve 2024 Budget: Approved with 4400 and 4500 accounts rolled together. Tom moved, Fred 2nd. All approved

5. End-of-month ports should show actual interest and realized gains.

Doug Swary will contact our CPA and discuss this item.

INFRASTRUCTURE:

1. Clean-up of roadways: Tom will check with Springfield Township
2. Plantings at Angola entrance, to replace what was removed by sewer project: Tom will check with Rick and find out what is going on with this.

3: Tom will contact Springfield Township to discuss the flooring or “standing” water at the Angola entrance.

GOVERNANCE:

1. Declaration of Restrictions: They will be left “as it”.

ADMINISTRATOR’S Report:

1. Website revisions: We will proceed with the new website.
2. First half 2024 collection: The statements went out on time.

ARCHITECTURAL CONTROL COMMITTEE Report:

1. No outstanding requests
 2. Cindra suggested that a reminder email be sent to the residents as to the expectations of board’s approval prior to construction start.
- Annual Meeting has been set for Tuesday May 21, 2024, at the Springfield township building on Angola Road. The meeting will start at 7:00 p.m.
Next board meeting April 9, 2024, 1500 Timberwolf Dr. Holland, Ohio
6:00 p.m.

Respectfully submitted, Cindra Keeler