

HIDDEN HARBOUR HOMEOWNERS' ASSOCIATION

Tuesday January 21, 2025

MEETING MINUTES

The meeting was called to order by President Tom Papademos at 6:03p.m.

Trustees present were Tom Papademos, Cindra Keeler, Doug Swary, Jerry Sullivan and Doug Beat, administrator Erin Osstifin.

Old Business: Meeting Minutes from October 17, 2024, voted on.

Motion Jerry Sullivan, 2nd Doug Swary, All approved

New Items:

1: Late fees: 2 homeowners are behind. Erin is in contact with both homeowners.

2: Street Parking: This was discussed, and we will monitor the locations.

Financial:

1: Doug Swary reported: expenses are in line.

2: Investment of IR fees: Morgan Stanley, MVCU, and Waterford Rates and current C.D. rates and maturing dates were reviewed. Tom Papademos is keeping the board up to date as the mature dates come up.

3: Contracts: The board renewed the Snow removal with Countryside. The rates will remain the same as last year's contract.

4: Discuss and vote on the 2025 Budget: Changes were discussed. With changes the board will vote at our April meeting.

5: Unbilled services: Erin will estimate services provided by Republic but not billed to HHA. The association will pay the vendor accordingly.

Infrastructure:

1: Cleanup of roadways: The board would still like to have a discussion with the township.

Governance:

1: Rental properties: To make a revision to the bylaws we would need 60% of the 137 households to vote yes. Deeds would need to be verified to match the signatures. A very time consuming process. Homeowners were polled via email and there were 54 voting in favor of short term rentals, 61 total responses. We would still need 75 more responding favorably. All signatures will need to be verified. We will table until the April meeting.

2: Discuss lack of 2 Trustees and a Board Vice President: Patty Wise and Bob Meyers names were brought up. Both will be asked if interested.

Administration:

1: Website revisions: All is going well

2: First half 2025 Collections: 3 weeks into the month and the collection are coming in good.

Architectural Control Committee: 8107 Hidden Forest Dr. The board will ask for a new application for renovations as the work was not completed.

Next Board Meeting April 15, 2025, 6p.m. at Cindra Keelers home 742 E. Shoreline Drive

Annual Board Meeting will be held May 13th, 2025, 7p.m. at the Springfield Township hall.

Meeting adjourned 7:10 p.m.

Respectfully submitted: Cindra Keeler