

HIDDEN HARBOUR HOMEOWNERS ASSOCIATION BOARD MEETING
MEETING REPORT
Tuesday July 8, 2025
6:00PM

The meeting was called to order by president Tom Papademos at 6:03 pm. Trustees present were Doug Swary, Doug Beat, Jerry Sullivan, Cindra Keeler, administrator Erin Osstifin, guests Robin Friesner, Larry Friesner, Patty Wise, Jack White and Dave Holben.

“OLD” Business:

Minutes- Approval of Board meeting minutes: April 15, 2025; Tom Papademos presented the April 15th meeting minutes; Cindra Keeler moved that the minutes be accepted ; Tom Papademos seconded; the motion was approved by all.

- NEW ITEMS:

1. Patty Wise had expressed interest to join the Board of Trustees as a member. Tom Papademos moved that Patty Wise be accepted as a Board of Trustees member; Doug Swary seconded the motion; all present board members voted “yes”; Patty will serve a 3-year term concluding in 2028.
2. Assistance for various HHHA functions: the board appreciated members volunteering during the HHHA annual meeting on May 13, 2025 to provide assistance with compliance of the various association restrictions. Towards that end the board took the following action:
 - a. Created the Maintenance Compliance Committee. Larry Friesner will be chair of the committee; Jerry Sullivan will be a member. Larry and Jerry will review the existing Rules for Maintenance of Property; make revisions (additions, deletions, edits) and present to the board at the next quarterly meeting. The board will then vote on the revised rules, and the accepted document will be used from that point on. Both the committee members and the new rules will be published on the association’s website. The board will try to get the guidelines ready to issue to homeowners prior to the next board quarterly meeting.
 - i. In the meantime Erin Osstifin will send an e-mail blast to all HHHA members reminding them about yard care and expectations.
 - b. Created the Roadway Compliance Committee. Robin Friesner will be the committee’s sole member for now, with other members to be added in the future. Creation of the committee will be published on the association’s website.
 - i. Robin provided information on parking issues during the township’s fireworks show. Strangers, having no connection to HHHA or any member, decided to park anywhere on our streets; the Sheriff’s department was contacted but the deputy took no action against the violators.
 - ii. Some times golf carts are operating on the association’s streets without regards for safety. We should create some rules for safe operation of golf carts by members; golf carts from outside of the association should not be allowed to operate on our streets, and since we own the streets we should be able to control operations.

- iii. Some roadway signs need attention/replacement.
 - iv. Tom Papademos suggested that Robin make a list of issues associated with our roadways and present at the next quarterly board meeting.
- 3. Late fees: Progress has been made in collections; most fees have been collected.
- 4. E. Shoreline water issues, ice buildup: Jack White and Dave Holben were interested in what progress was made towards correcting the water issues at the north end of E. Shoreline. Tom Papademos indicated that he has met with 2 contractors and is expecting quotes on installing full structure catch basin(s) in the area, with drainage taken to Hidden Harbour Lake. The exact routing of the drain pipe(s) will depend on existing easements. Tom Papademos will try to get quotes from a third contractor.
 - a. Regarding the 2 existing small structure drains at the south end and middle of E. Shoreline nothing much can be done now. They will be replaced with full structures during repaving of the street.
- 5. Payment for electrical line broken by City of Toledo water department: after checking with OUPS Erin Osstifin reports that due to the fact that we own our streets and extenuating circumstances with available information, the damage to the Moon Lake Drive roadway lights circuit will be paid by HHHA. We will try to provide OUPS with any additional information they can include in their database. Erin Osstifin will contact homeowners and make them aware of the need to contact OUPS any time they are doing work close to existing utility lines.
- 6. Real estate tax notices for roadways: A new address has been provided to Lucas County for mailing the property tax bills.
- 7. Fire hydrants monthly fees: The Villas Association has contacted Lucas County about the monthly fee we pay for fire hydrants but has not received any response.
- 8. Roach Reed safety camera inspection status: the vendor has been contacted and we are waiting for their response.
- 9. "Advertising" e-mails to all association members: occasionally we send out notices to all homeowners about items that have been found around the lake or other parts of the association. We will continue to do that for lost/found items only. Items for sale or even give-away will not be sent to the homeowners by HHHA.

- **FINANCIAL-**

- 1. Report by Treasurer: there are no major issues with the approved budget and expenditures.
- 2. Investment of IR fees
 - a. New Morgan Stanley CD, 6 months, maturing 11/24/25, 4.40% fixed rate, \$198,000.00 deposit
 - b. New Morgan Stanley money market/savings, no maturity date, 4% variable rate, \$33.4K
 - c. MVCU CD, 12 months, maturing 3/10/26, 3.0% APY rate
 - d. Existing Waterford CD, \$20,688.56, maturing 11/10/25, 3.25%
 - e. Existing Morgan Stanley CD: \$50K, matures 9/30/25, 4.25% rate.
- 3. Removal of dead trees on Moon Lake Dr: HHHA has received quotes for removal of the 2 dead oak trees and 1 evergreen on Moon Lake Drive. Tom Papademos made a motion to expend up to \$4,000 to remove the affected trees; Jerry Sullivan seconded; all voted in favor of the motion.

4. Republic unbilled services: based on information received from Republic Services the board will no longer pursue this item.
- INFRASTRUCTURE-
 1. Clean-up of roadways; no new information.
 - GOVERNANCE-
 1. Discuss lack of 2 Trustees and Board Vice President: One trustee was appointed at today's meeting. That leaves one more position available. We still need a board Vice President.
 2. Utilizing volunteers-see item 2 under NEW ITEMS
 - ADMINISTRATOR'S Report
 1. Website revisions: no comments received
 2. First and second half 2025 fees collection: First half collection is about 95% complete; Erin is working with homeowners to collect outstanding debt. Second half fee collection is just getting started.
 - ARCHITECTURAL CONTROL COMMITTEE report
 1. Unfinished work at 8107 Hidden Forest Dr.: Erin Osstifin will send homeowner a message about providing HHHA with a realistic deadline for completion of the work started.
 2. Above-ground pool at 8124 Hidden Forest: the deadline provided by the board for removal of the above ground pool has passed. The owner requested extension of removal date to end of August 2025. The board will not extend removal date to end of August 2025. Erin Osstifin will send new message for removal to be completed within 14 days from date of message, and ground restored to original condition. A weekly assessment of \$100.00 will be levied for non-compliance.

Next board meeting will be Tuesday October 14, 2025 at 6:00pm, at the ReMax office location 1787 Indian Wood Circle, Maumee, OH

The meeting was adjourned at 8:12pm

Submitted: Tom Papademos