

HIDDEN HARBOUR HOMEOWNERS ASSOCIATION BOARD MEETING
MEETING REPORT
Tuesday April 21, 2026
6:00PM

The meeting was called to order by president Tom Papademos at 6:00 pm. Trustees present were Doug Swary, Doug Beat, Jerry Sullivan, Cindra Keeler, Patti Wise, and administrator Erin Osstifin.

“OLD” Business:

Minutes- Approval of Board meeting minutes for January 6, 2026. Tom Papademos presented the minutes for the January 6th meeting; Doug Beat moved that the minutes be approved as presented; Jerry Sullivan seconded; the motion was approved unanimously.

- NEW ITEMS:

1. The water issues at the E. Shoreline north end have been mitigated. Work is complete. Retainer on original invoice can be paid.
 - a. A request by homeowner on E. Shoreline for further work was presented to the board. After discussion, it was decided that HHHA will check further into taking care of additional road flooding.
 - b. The association will contact the contractor that did the recent repairs, to discuss solutions for a couple of additional spots. The board also decided that remediation of sidewalk issues is the responsibility of the homeowners, not the association's.
2. Overnight road parking, and parking in general. After issuing notices to the homeowners about parking violations, the situation has not improved. Vehicles are parking on the streets overnight; vehicles are parking on the wrong side of the street during daytime; vehicles are parking on both sides of the street impeding through traffic; a school bus was unable to get through due to parked vehicles; etc. The board decided to:
 - a. Implement fees for parking violations. Erin Osstifin will do research and advise the board on the amounts.
 - b. Dumpsters used for the removal of debris during construction shall not be allowed to park on the streets at any time. A \$50.00 per day fee shall be assessed to the homeowner at any time a dumpster is parked in front of the property.
3. Homeowners are proceeding with exterior work without requesting Architectural Control Committee's approval; it is becoming the norm rather than the exception.
 - a. Erin Osstifin will send notices reminding homeowners that they must get ACC approval prior to construction starting.
 - b. The board is considering assessing fees for construction taking place without ACC approval
4. The dead trees on Moon Lake Drive have been cut down, The stumps still need to be removed. Erin will contact the contractor and request completion of the work.
5. The board will start looking at available contractors for snow removal for the 2026-2027 season. In addition to pricing, consideration will be given to contractor's back-up abilities for equipment as well as personnel.

- FINANCIAL-

1. Tom Papademos informed the association's accountant of the new rate for the Administrator's compensation. The rate was effective as of the February 2026 payment; the new rate will be paid retroactively to February 2026.
2. Report by treasurer
 - a. Expenditures to date track close to the budgeted amounts except for snow removal. It will exceed the budgeted amount by 25-35%, due to extreme weather conditions.
 - b. The expense for item 6650 Drain repair will be moved to Capital expenditures.
3. Investment of IR fees
 - a. Morgan Stanley CD, 12 months, maturing 12/3/26, 3.70% fixed rate, \$203,000.00 deposit; Morgan Stanley CD, 12 months, maturing 10/15/26, 3.76% fixed rate, \$85,000 deposit
 - b. New Bay Area CU CD (previous MVCU), 7 months, maturing 10/13/26, 3.90% APY rate, \$190,567.56 rollover
 - c. Waterford CD, 6 months, maturing 5/12/26, 3.66% fixed rate, \$21,200.70 rollover.
4. Tom Papademos will distribute to the board personnel the association's 2025 federal tax returns, for information.

- INFRASTRUCTURE-

1. Clean-up of roadways. No further action at this time.
2. Rick Troutman proposed some additional work:
 - a. At the Angola entrance to the development, install a drain and drain pipe to discharge the curbside water to an adjacent storm drain. Refresh the river rock at the same location. Estimated cost \$650.00.
 - b. Several dead plants were removed at the N. Shoreline-E. Shoreline area. Richard will provide estimate to plant replacements.
 - c. Doug Beat moved that we fund expenditures for these items; Patti Wise seconded; the motion was approved by all.
3. There are still concerns with speeding on E. Shoreline. The Sheriff's office has been contacted. Erin Osstifin will check into and provide the board with information about purchasing a speed indicator sign to place as a reminder of the speed limit.
4. Concern has been expressed with unauthorized parking on our streets for the Fourth of July fireworks celebration. Erin Osstifin will contact the Sheriff's office to discuss the issue and possible solutions. The possibility of hiring someone for entrance control will be considered.

- GOVERNANCE-

1. The annual homeowners meeting has been verified for Tuesday May 12, 2026, at the Springfield Township Hall, starting at 7:00pm. Erin Osstifin will send notice to homeowners.
2. Just a reminder that the Board of Trustees of the HHA is still short one member; also, there is no Board Vice President at present.

- ADMINISTRATOR'S Report

1. There have been some operational issues with the website. Tom Papademos and Erin Osstifin will contact Michael Bruhl and try to resolve them.
 2. 2026 fees:
 - a. First half collection is almost 100% complete.
 - b. Second half fees: the board decided that the semiannual fees will remain at the current level for both the Operating Expense fees and the Infrastructure Reserve fees. We have been able to generate some income through our investments to cover recent rising expenses.
- ARCHITECTURAL CONTROL COMMITTEE report
 1. Unfinished work at 8107 Hidden Forest Dr
 - a. Status of sidewalk slope: Erin will investigate with local authorities any compliance issues
 - b. Given that construction has not yet been completed we will continue issuing monthly assessments.
 2. 7920 N. Shoreline: there has been no request made for any construction since the property' sale.

Next board meeting will be Tuesday July 14, 2026 at 6:00pm, at the ReMax office location 1787 Indian Wood Circle, Maumee, OH.

The meeting was adjourned at 7:40pm

Submitted: Tom Papademos