

May 6, 2026 Hidden Harbour Board Meeting Minutes

Present: Jim Schenk, John Yeager, Robb Thomas, Tom Cline, John Rutter, Randy DyBala,
Karen Fraker, Leslie Dybala

Meeting called to order at 6:40 pm by Board President Jim Schenk

Approval of September 24, 2025 Minutes: Randy motioned to approve, Tom Cline seconded, all in favor. Motion passes

Finances: Tom Cline

Tom presented the Financial report. The documents are attached. Roofing and siding contractor was paid a portion of what we owe in April, next payment will be in August. Dock installation and insurance due. LandArt is prepaid for the year.

Dues, Assessment Collection, ACH-- Leslie Dybala

Assessments will be billed in June and due July 1.

Roofs, Siding, Paint & Patch, Shoreline, Docks —Jim Schenk

Docks have been installed (\$6000); waiting on parts for project completion. Building #14 is scheduled for gutters. Building #4 is scheduled for roof and gutters, followed by building #9 which will receive roof, siding and gutters.

Electrical, Frog Pond, Fountain, Driveways, Roads, Crawls, Sewers—John Yeager New lights and timer have been installed for the fountain in the Frog pond. Logan will be sealcoating driveways. Logan Goodrick is available for hire for owner's projects. 419-262-6249

Landscaping & Sprinklers —John Rutter

LandArt has applied fertilizer and treated for crabgrass.

Snow Removal, Eaves, Pest Control, Garbage Collection, Concrete/Sidewalks--Robb Thomas

Summer pest control application has not been scheduled.

Mailboxes, Volunteer Projects, Condo Party Chairman—Randy Dybala

Three new mailboxes are being built. A summer music event with a band will be booked in Aug.

Communications, Minutes, Beautification—Karen Fraker

Meetings to be scheduled with two landscapers for the HH entrance. Will work with Paul Irving on an email program to reach bex.net residents.

New Business: John Rutter resigned from the board.

Need to work with Save A Pet, TNR or Humane Ohio to address feral cat problem.

Old Business: 2026 Assessments to cover roofing, siding and gutters on Bldgs. 4 & 9.

Adjourn: Motion to adjourn by Randy Dybala, second, Robb Thomas. Adjourned at 8:25 p.m.

Respectfully submitted, Karen L. Fraker

