

Hidden Harbour Board Meeting Minutes—August 5, 2026

Present: Jim Schenk, John Yeager, Robb Thomas, Tom Cline, Karen Fraker

Absent: Randy DyBala, Leslie Dybala

Meeting called to order at 6:40 p.m. by Board President Jim Schenk

Approval of Minutes of May 6 meeting: Robb Thomas made the motion; John Yeager seconded. All in favor. Motion passed.

Finances: Tom Cline

Tom presented the financial report. The documents are attached. Expenses are up due to sprinkler repairs. SeaGate continues to be paid \$10,000 monthly. Estimated cost for roof and siding of the next large building is \$195,000.

Due, Assessment Collection, ACH-- Leslie Dybala (reported by Jim Schenk)

Notices of monthly dues increases of 3% beginning in September were mailed to condo owners August 1. There are a few monthly payments in arrears, as well as past dues on a few assessments.

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

Roof and gutter installations were completed on building #4 and gutters on building #4. Building #9 is scheduled for roof, siding and gutters this year, followed by buildings #6 & 7 in 2027. The shed on the west side has been repaired

Electric, Frog Pond, Fountain, Driveways/Roads, Crawls, Sewers, Sprinklers—

John Yeager Sprinkler repairs cost \$11,000 to date with another \$3,000 or more repairs to be done. Logan's seal coating of driveways on the east side has saved 25-30% of the cost of hiring a professional company. The Frog Pond needs a new riser, three condo units are damp with mold with remediation estimated at \$15-\$20,000. Electric service to the docks on the west side needs repair. John shared a detailed document of the various maintenance issues facing the association.

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

Tom's Pest Control completed summer pest control application. Discussed distribution of salt again for use over the winter.

Mailboxes, Volunteer Projects, Condo Party Chairman—Randy Dybala (reported by Jim Schenk)

Three new mailboxes are being built. The summer music event is Sunday, August 9.

Communications, Minutes, Beautification—Karen Fraker

Landscaper for the HH entrance has been secured with installation date to be determined. Annual meeting to be scheduled at the Springfield Hall based on availability of dates.

New Business: John Yeager will not be seeking another term on the Board. Robb Thomas made a motion to cap the number of board members at five. Seconded by Karen Fraker. All in favor. Motion carried.

Old Business:

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Karen L. Fraker
Secretary