

Hidden Harbour Board Meeting Minutes

September 24, 2025

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

Absent: John Rutter

Meeting called to order at 6:35 pm by Board President Jim Schenk

Approval of Minutes: Minutes were amended with the annual meeting date change and approved. Motion by John Yeager, 2nd Robb Thomas.

Finances: Reviewed Financial information for August and September. Tom Cline presented a draft of the 2026 budget which was reviewed by the board. Assessments for 2026 remain the same as 2025. The final budget will be sent to condo owners prior to the October 8 annual meeting.

Dues and Assessment Collection-- Leslie Dybala reported that she is still working on conversion to ACH for monthly dues payments. The board approved a \$10 monthly surcharge for non-ACH users, which can be avoided if dues are paid quarterly instead of monthly. The quarterly assessment payments total \$117,617 with \$32,000 outstanding.

Roofs, Siding, Paint & Patch, Shoreline, Garbage Collection —Jim Schenk reported that one more roof will be completed in October. Discussed that kayaks in the grass along the shoreline and small flags to deter geese are preventing grass cutting. Please keep kayaks off the grass when not in use or on the rocks on a temporary basis. All items in the grass next to the rocks need to be removed for mowing/trimming.

Electrical, Frog Pond, Driveways, Roads, Crawls—John Yeager Streets and driveways are big expenses down the road. Fire hydrants mandated to be inspected annually.

Snow Removal, Docks, Eaves, Pest Control, Concrete/Sidewalks--Robb Thomas Tom's Pest Control will do a second spraying around the condos the week of October 6. Discussed plans to address ice on sidewalks. Residents will be provided with a bag of salt for use on icy walkways when snow is not deep enough for snow removal.

Docks will be removed in mid-October. Removal will begin with empty docks. No firm date.

Mailboxes, Volunteer Projects, Condo Party Chairman—Randy Dybala No report.

Communications, Minutes, Beautification—Karen Fraker The bushes at the back of the parking area on Hidden Harbour West have been weeded, debris removed, and small trees cut out. The fence on West was repaired and power washed.

Meeting minutes and listing of the board of managers have been added to the Hidden Harbour website. Instructions for signing up are attached. This should alleviate the issue of bex.net customers not receiving minutes.

Landscaping, Sprinklers--John Rutter No report.

Meeting adjourned: 8:35 pm.

Respectfully submitted,

Karen L. Fraker, Secretary