

Hidden Harbour Board Meeting Minutes April 24, 2025

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

Meeting called to order at 7:26 pm by Board President Jim Schenk

Approval of Minutes

Robb Thomas made a Motion to approve the 2/12/25 meeting minutes, 2nd John Yeager. All in favor, motion approved.

Finances: Review Financial information prepared by Tom Cline.

Current cash position is good to cover anticipated expenses. Still waiting for billing for snow removal. Repair for dock damages were under \$1000. Financial reports attached.

Dues and Assessment Collection-- Leslie Dybala

Assessment collection to date: \$62,588.11. Ten owners have outstanding payments. Next quarterly payments are due July 1 and October 1. A 10% interest charge will be added to unpaid assessments after the 10th of the month.

The board strongly supports owners using the ACH payment plan through our bank rather than issuing a monthly check that requires extra efforts to deposit.

Contact Leslie Dybala for information on setting up the ACH program*.

***New homeowners will be required to use the ACH payment plan.**

Roofs, Siding, Paint & Patch, Shoreline, Garbage Collection —Jim Schenk

Roof replaced at 8004-8010. Siding was repaired at 8040. Attached is a summary of the 2025 roofing projects. There are just four roofs remaining after this year. The payment schedule has been negotiated with SeaGate to maintain cashflow. This plan assumes another \$150,000 assessment in 2026.

Landscape, Sprinklers, Electrical, Frog Pond, Driveways, Roads, Crawls—John Yeager

Regarding roads, slurry does not work for us. The cost to redo roads will require continued assessments. Several sidewalks need to be raised or replaced and several driveways need to be replaced.

Snow Removal, Docks, Eaves, Concrete/Sidewalks--Robb Thomas

Robb will request a billing for snow removal. He will request a snow removal bid from Yellowstone. Only two docks had issues with four aluminum poles. Need to use steel.

Mailboxes, Volunteer Projects, Condo Party Chairman—Randy Dybala

A few mailboxes need to be replaced. Will look at less expensive alternatives to the current style. Friday Night Lights at the Baja will begin Memorial Day weekend, weather permitting.

New Business: Increase in monthly condo fees. Costs continue to rise, and recent sewer problems (\$9000 each to repair) will likely occur at other condo units. Unanticipated expenses have increased as our community continues to age.

A motion was made by Karen Fraker and seconded by Tom Cline to increase monthly fees starting in September 2025. Annual fee increases will be based on the July 30, 2025 CPI index (currently at about 2.8%), but will not exceed 3%. Condo fee increases will be set annually based on the July index with increases assessed annually each September.

Motion passed, all in favor.

Meeting adjourned: 9:02pm. Motion to adjourn: Randy DyBala. Respectfully submitted, Karen L. Fraker

Additional discussion with Anna---

Setting tentative meeting dates the week of June 9 with Kate Summerfeld regarding 20 Under 40 non-profit management. (Anna)

Application—add: three things (other than family) you would like people to know (100 words total)

Anna sending nomination emails.

Suggestion: ? Davenport for event management (RSVPS & tickets)

Meeting with Bill Rudolph—include Anna

Distribution of applications for review—Plante Moran?

Promote awardees via social media following the event?

Cut Presenters to 5—one from each of the anniversary years (2020, 2015, 2010, 2005,2000)

Could we show a slide of awardees for each of these years while the one person is highlighted?