HIDDEN HARBOUR HOMEOWNERS ASSOCIATION BOARD MEETING
MEETING MINUTES
Tuesday July 9, 2024

The meeting was called to order by president Tom Papademos at 5:57 pm. Trustees present were Jerry Sullivan, Doug Swary, Doug Beat and administrator Erin Osstifin.

"OLD" Business:

Minutes- Approval of Board meeting minutes: April 9, 2024; Doug Beat moved that the minutes be approved as presented, Doug Swary seconded, the minutes were approved unanimously.

- NEW ITEMS:
    1. Status of new website: Erin Osstifin will send e-mail to homeowners reminding them that they need to create their personal accounts in order to have access to the "Members only" portion of the website.
    2. Late fees: The board received request for certain late fees to be removed; the board decided to waive the fees due to extenuating circumstances. All remaining late fees collection is progressing in good shape.
    3. The board decided to ask the gun club for reimbursement of money spent to clear fallen branch debris from the curve at East and North Shoreline. Erin Osstifin will send the request.

- FINANCIAL-
    1. Report by Treasurer:
        a. The actual expenses are in line with the proposed budget.
        b. Budget item 4400-Lake fees will be zeroed for year 2025, and the fees collected from the HHLA for administering the associated payments will be moved to budget item 4500-Miscellaneous income.
        c. After discussion it was agreed that the HHHA funds are invested 100 percent in CD's and as such should have no unrealized gain/loss. Doug Swary will discuss with Cara Georgeson and make any necessary revisions to the future HHHA financial statements.
    2. Investment of IR fees: Tom Papademos reported that the HHHA funds are invested as follows:
        a. Morgan Stanley CD, 12 months, maturing 5/14/25, 5.20% fixed rate, $220,000.00 deposit
        b. MVCU CD, 6 months, maturing 12/10/24, 4.805% APY rate, $181,000.00 deposit
        c. Waterford CD, 9 months, maturing 2/10/25, 4.33% APY rate, $20,035.41 deposit
        d. After discussion it was decided that approximately $50,000 could be deposited to another CD after collection of the second half HHHA dues.
    3. Contracts
        a. Will need to sign new contract with Republic by end of September 2024 for waste collection.

i. The service will be switching to machine pickup of containers. Republic will provide new 90gal containers.
ii. There will be a $10.00 per container delivery for the new 90gallon containers.
iii. Erin Osstifin will schedule a meeting between Republic and HHHA to discuss and clarify details of the new contract. Extra services, such as pickup of a second container or similar, will be discussed at that time.
iv. Past and future invoices will be discussed at the same time.

4. Discuss contents for end-of-month reports: see FINANCIAL item 1c above.

- INFRASTRUCTURE-
    1. Clean-up of roadways: It is the HHHA responsibility to clean our roadways after storms and similar. Tom Papademos will discuss with Springfield Township the possibility of doing storm clean-up for HHHA.
    2. Flooding at Angola Rd entrance: Tom Papademos will contact the Township office to see if anything can be done to alleviate it. The flooding started after completion of the sewer construction.

- GOVERNANCE-
    1. Rental properties: After the discussion held at the 2024 Annual meeting the board decided on the following actions
        a. Investigate the possibility of adding to the existing Declaration of Restrictions that no rentals will be allowed for less than 12 months. To become effective, the restriction must be approved by 60% of all property owners (one vote per address). Towards that end, the board will send a "straw poll" to all homeowners to see if there is support for the restriction.
        b. Assuming there is sufficient certainty that the homeowners will approve the restriction, the board will then hire an attorney to: (i) draft the language of the restriction; (ii) arrange and execute the voting process for approval of the restriction; and (iii) if approved, record the restriction.

- ADMINISTRATOR'S Report
    1. Website revisions: The new website is up and running. Individuals with accounts have been able to access all parts of the website. Information will be periodically updated to include the most recent.
    2. Second half 2024 collection: Payees mis-identified on dues checks will be dealt with individually.

- ARCHITECTURAL CONTROL COMMITTEE report
    1. One outstanding request, to be processed soon
    2. Fence at 327 Cove Harbour Dr E: Erin Osstifin will contact the homeowner with a reminder about the information requested by the board.

- The next Board of Trustees meeting will be held on Thursday October 17, 2024 at 6:00pm, at Jerry Sullivan's residence, 425 Cove Harbour Dr W. The meeting was adjourned at 7:10pm.