

HIDDEN HARBOUR HOMEOWNERS' ASSOCIATION BOARD MEETING

Tuesday June 13, 2023 6:00 p.m.
1500 Timberwolf Drive, Holland, Ohio

Call to Order:

The meeting was called to order by Tom Papademos at 6:02p.m. Trustees present were Tom Papademos, Cindra Keeler, Fred Boyk, Doug Swary, Doug Beat, Jerry Sullivan and Administrator Erin Osstifin.

OLD BUSINESS:

Minutes from April 11, 2023, Tom P made to motion to approve, Doug S. 2nd. All in favor.

NEW ITEMS:

- 1: Mailboxes: Erin will send letter out to the homeowners that are not compliant. The letter is to remind the homeowners of the deed restrictions.
- 2: Home on 327 Cove Harbour Dr. E.: A letter will go out to the homeowner to address the removal of the fence. There will be a gentle reminder that the fence needed approval from the ACC. The letter will also mention that fences are not allowed on Pond lots per section 1.6 of the declaration of restrictions.
- 3: On Street Parking: An email blast will be sent out to remind homeowners to please be courteous of your street parking and not blocking mailboxes. A letter will also be sent to the homeowner that inquired that we are addressing it with the neighborhood.
- 4: Pond obstruction: HHA board does not have jurisdiction over the ponds, per section 4.4 of the declaration of restrictions. A letter will be sent to individual that inquired with a copy of the restrictions.

FINANCIAL:

1. Treasures report: Revenues are up by couple hundred dollars, the expenses are up by \$2000.00. Doug S. will get the total interest income by the next meeting. Lighting repair needs to go against the capital account out of the operating account.
- 2: The Waterford C.D. has been renewed. \$50,000 has been moved from the PNC checking to a Morgan Stanley C.D.
- 3: Contracts: A; Lawn Care contract has been signed.
- 4: Homeowners fees: Cara has been informed to adjust the fee for the 2nd half of 2023.
- 5: Capital One account: There are 2 names on the account, Jeff Turner and a second that is not clarified. Tom will continue to follow up on this with our accountant.

INFRASTRUCTURE:

- 1: Roadway sealing: Erin will get a date. Homeowners will be informed when this is scheduled.
- 2: Cleanup of roadways: Tom will follow up on this.
- 3: Sprinkler system damage: Crestline (the sanitary sewer Contractor) will take care of the repair expense.
- 4: Planting replacement: Lucas County will reimburse up to \$7499.00 Doug S. will look into the ownership of the land where the plantings will be placed. Tom will continue conversation with Linda and Rick on the plantings.

GOVERNANCE:

1. No items

ADMINISTRATOR'S REPORT:

- 1: Website: It's all cleaned up
- 2: Second half 2023 collections: Will be prepared to go out.
- 3: Post annual meeting report on website as "pending approval": Already done.
- 4: Basketball hoops: Letters will go out as a reminder of deed restrictions.

ARCHITECTURAL CONTROL COMMITTEE:

No outstanding request.

Meeting adjourned at 7:06 p.m.

Next board meeting September 26, 2023, 6:00 p.m. 1500 Timberwolf Dr. Holland, Ohio

Respectfully submitted,

Cindra Keeler: secretary