

HIDDEN HARBOUR HOMEOWNERS ASSOCIATION BOARD MEETING
MEETING REPORT
Tuesday April 15, 2025
6:00PM

The meeting was called to order by president Tom Papademos at 6:01 pm. Trustees present were Doug Swary, Doug Beat, Jerry Sullivan, administrator Erin Osstifin and guest Fred Boyk

“OLD” Business:

Minutes- Approval of Board meeting minutes: January 21, 2025; Tom Papademos presented the January 21st meeting minutes; Doug Beat indicated that at that meeting the board had asked Erin Osstifin to look into unbilled charges from Republic Services; the minutes were amended; Doug Beat moved that the minutes be accepted as amended; Jerry Sullivan seconded; the motion was approved by all.

- NEW ITEMS:

1. Rentals: The board discussed the response to the e-mail requesting input from the homeowners on the issue. After lengthy discussion of the estimated legal costs, homeowner responses, overall effort to solicit votes, and the chance of successfully revising the restrictions the board decided to table the subject and defer any action to a later date.
2. Late fees: Erin Osstifin reported that there are only 2-3 individuals that are in appreciable arrears.
3. HHHA landscape contract; Based on the board’s earlier vote Tom Papademos renewed the contract for landscape with Executive Home and Business Services for the 2025 season. Prices remained the same.
4. E. Shoreline water issues, ice buildup: After discussion the board decided that (1) extraordinary weather conditions contributed heavily in the formation of ice on sidewalks and driveways along E. Shoreline; (2) there are roadway draining issues at the associated area; (3) Erin Osstifin will contact 2-3 contractors to provide solutions and estimates to properly drain the roadway; (4) depending on estimated costs the board may have to collect special fees from all homeowners to fund this construction; (5) the HHHA will pay for the roadway portion of the construction; (6) any costs associated with sidewalk construction/adjustment/grading will be paid for by the affected homeowners.
5. Salting HHHA roads in winter: Due to extraordinary weather conditions the association’s roadways had to be salted extensively resulting in higher costs than budgeted for the season but our roads remained safe. The board will discuss with the vendor ways to keep our roadways safe and minimize salting during icy conditions.
6. Payment for electrical line broken by the City of Toledo water division: HHHA paid for repairs to the broken electrical line; Erin Osstifin is working with OUPS to determine ways that HHHA can be reimbursed for the cost.
7. Fees for delivery of additional Stevens totes: Erin Osstifin will check with HHHA’s accountant if homeowner(s) has been invoiced for that fee.
8. Real estate tax notices for roadways: Erin Osstifin will contact the Lucas County Auditor’s office to change the mailing address for the roadways’ real estate taxes to either the ReMax office’s address or the accountant’s address.

9. Fire hydrants monthly fees: Ms. Mary Sirois, President of the Villas association has contacted Lucas County to see if there is any way that the monthly fire hydrant fees can be removed. Tom Papademos, President of HHHA, is a signatory of the letter.
10. HHHA 2024 federal taxes: the HHHA federal tax return for 2024 was filed timely. The tax was \$497.00
11. Yard maintenance: it has been noted that some front yards in the HHHA are devoid of any grass. The Declarations of restrictions require that front yards have grass cover. Erin Osstifin will distribute to the board members guidelines used in the past for dealing with nuisance issues such as this; the board will discuss and revise as needed to address today's events; afterwards the guidelines will be distributed to the homeowners; non-compliant households will then be issued individual notices.
12. Dog waste cleanup: there have been complaints about people not cleaning up after their pets. Erin Osstifin issued a notice to all homeowners. Tom Papademos will also mention at the annual meeting.
13. A resident of E. Shoreline stated that a bullet went through one of their windows. A report was made to the Police. The owner asked and received a copy of the security camera footage possibly associated with the event.

- **FINANCIAL-**

1. Report by Treasurer: Doug Swary presented the amended budget containing revisions made at the January 21, 2025 board meeting. Budgeted amounts and spent funds are tracking well.
2. Investment of IR fees
 - a. Morgan Stanley CD, 12 months, maturing 5/14/25, 5.20% fixed rate, \$220,000.00 deposit
 - b. MVCU CD, 12 months, maturing 3/10/26, 3.0% APY rate
 - c. New Waterford CD maturing 11/10/25, 3.25% APY rate.
 - d. New Morgan Stanley CD: \$50K, matures 9/30/25, 4.25% rate.
3. Contracts
 - a. Renewed landscape contract for 2025. Same prices as last year
4. Doug Swary will contact Roach Reed to visit the security cameras in the association, check emergency power supplies and advise of any items needing attention.
5. Motion was made by Tom Papademos and seconded by Doug Beat for Erin Osstifin to contact Republic Services and discuss unbilled services. Once the amount is determined, and invoiced by Republic Services, HHHA will pay the invoice. Motion was approved unanimously.

- **INFRASTRUCTURE-**

1. Clean-up of roadways: Tom Papademos will discuss with Springfield Township the possibility of their forces performing this service.

- **GOVERNANCE-**

1. Rental properties: report from Erin Osstifin on progress: see discussion under NEW ITEMS, Item 1 above.

2. Discussed lack of 2 Trustees and Board Vice President: (1) Cindra Keeler had previously indicated that Bob Myers had shown interest on being a board member. Tom Papademos will contact him; (2) Tom Papademos will again bring up the subject of needing additional board members at the upcoming Annual meeting.
- ADMINISTRATOR'S Report
 1. Website revisions: no homeowner comments or problems reported
 2. First half 2025 collection: it is progressing well; Erin Osstifin has contacted individuals in arrears.
 - ARCHITECTURAL CONTROL COMMITTEE report
 1. Unfinished work at 8107 Hidden Forest Dr.: the homeowner has been asked to resubmit approval requests for work not completed in 2024
 2. Approved construction at 724 E. Shoreline

Next board meeting will be Tuesday July 8, 2025 at 6:00pm, at the ReMax office location 1787 Indian Wood Circle, Maumee, OH

The meeting was adjourned at 7:34pm

Submitted: Tom Papademos