

## Hidden Harbour Board Meeting Minutes

July 23, 2025

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

Meeting called to order at 7:11 pm by Board President Jim Schenk

Minutes for the June 12, 2025 meeting approved. John Rutter, motion; Robb Thomas, 2nd

**Finances:** Tom Cline reported that the Association has a healthy balance sheet.

Documents attached. Approved of financials of June 12, 2025: John Yeager, motion; John Rutter, 2<sup>nd</sup>. Approved July 23, 2025 financials: John Yeager, motion; John Rutter, 2<sup>nd</sup>.

**Dues, Assessment Collection, ACH--** Leslie Dybala reported \$111,658 of assessment charges paid to date. Three owners past due.

We will begin sending invoices/statements on past due accounts to owners via email. We will use regular mail for those without email. A sample email invoice and a sample email statement are included in the email. (Statements are used when more than one payment is past due.) Past due payment methods will include a credit card option with the cost of the transaction added to the total paid.

Compliance of ACH for monthly fees is still an issue. If not set up by January 2026, a \$10 monthly charge will be assessed. New owners are required to use ACH.

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

Roofing plan: Building #16 this year; building #15 this year or first one in 2026. Building #9 in 2026; building #4 in 2027; buildings #5 and #6 in 2028. When complete in 2028, there will be a few siding issues, but those should be completed by 2029/2030.

**Electrical, Frog Pond, Fountain, Driveways, Roads, Crawls, Sewers**—John Yeager reported that sewer clean-out went well with no major issues. The fountain by the south entrance to the Baja is broken. It will be out until next season.

**Landscaping & Sprinklers** —John Rutter contracted with Land-Art for turf applications. Yellowstone will need to adjust our billing. The grass looks good. Discussed winter bush trimming on condo street side.

**Snow Removal, Docks, Eaves, Pest Control, Concrete/Sidewalks**--Robb Thomas reported that Tom's Pest Control completed treatment of condos. Discussed supplying condo owners with salt for sidewalk ice removal over the winter.

**Mailboxes, Volunteer Projects, Condo Party Chairman**—Randy Dybala reported that five new mailboxes have been installed. New boxes are made of composite material that will not rot. We plan on obtaining 4-5 new boxes a year until all are replaced/

Sunday, August 17 from 2-5 “Party at the Point” hosted by the villa and condo associations at 7958 Hidden Harbour East will feature live music by “Elixor.” All condo, villa and home owners are invited to bring their beverage, a snack, and a chair. Enjoy the entertainment and mix and mingle with your neighbors.

**Communication, Minutes, Beautification**—Karen Fraker reported that she is working with a landscaper to improve the entrance at Hidden Harbour. Patience is needed as summer has been too hot for clean-up and planting bushes.

Email communication with owners using Buckeye’s bex.net email is not working. We will be adding meeting minutes to the Hidden Harbour Condo website with internet access. Instructions to sign up for password protected access to the site will be provided at the appropriate time.

**New Business:** The Hidden Harbour Condominium Association Annual Meeting will be held at the Springfield Township Hall . Date to be determined.

Next Board Meeting: August 20 at 6:30.

**Old Business:** Increase in owner monthly fees: Notices to be sent Aug. 1 for September implementation of a 2.7% increase based on the June 2025 CPI index.

Please remember to keep your garage doors closed and garbage cans in the garage or out of view from the street.

Meeting adjourned at 8:42 p.m. John Yeager, motion; Tom Cline, 2<sup>nd</sup>.

Respectfully submitted,

Karen L. Fraker