

## HIDDEN HARBOUR HOMEOWNERS' ASSOCIATION BOARD MEETING

Tuesday April 11, 2023, 6:05 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, and Administrator Erin Osstifin. Absent, Jerry Sullivan

### **OLD BUSINESS:**

Minutes from the December 6<sup>th</sup> board meeting, 2022, approved by all board members Doug Beat motion, Doug Swary.  
2<sup>nd</sup> All in favor.

### **NEW ITEMS:**

- 1: All Construction on Moon Lake Drive and E. Shoreline Drive on the Moon Lake side will need to be approved by Moon Lake's ACC.
- 2: Street flooding on E. Shoreline Drive: At some point new catch basins will help eliminate some of the issues. This will be something that will be looked at addressing in the future when repaving happens.

### **FINANCIAL:**

1. Treasures report: Budget was increased \$8700.00 Tom Papademos asked for motion to approve the budget with changes, Motion Fred Boyk, 2<sup>nd</sup> Doug Beat All in favor. Highlights, Camera repairs added to budget, Road Street Lighting will be a Capital Expense, Trash Removal will increase in October, Addition to the income tax line.
2. Move additional money from the checking account to a new Morgan Stanley C.D.
3. Contracts: No New contracts to sign.
  - A: Executive Landscape does need to provide us with the new rates.
4. Discuss homeowner fees for 2023: Reserve study showed on target with a suggestion of \$14.75 increase per half. Any homeowner increase will be directly for the Reserve study. Tom Papademos moved, and Doug Swary seconded an increase of \$12.50 per half, starting with the second half of 2023, with the increase going to the infrastructure reserve fund. All in favor.

### **INFRASTRUCTURE:**

1. Roadway sealing: We have not been given a date when this will start.
2. Cleanup of roadways will be investigated with the township.

### **GOVERNANCE:**

1. Annual Meeting will be Tuesday May 9<sup>th</sup>, 2023, 7p.m. at the Springfield Township Hall  
We have between 10-60 days to get information to the homeowners. The homeowners will be emailed with the agenda and the 2022 annual meeting minutes. Tom P will get the agenda together. 2 board members will be up for election. Doug Swary and Jerry Sullivan

### **ADMINISTRATOR'S REPORT:**

- 1: Website: a: Meeting Minutes will be put on the website labeled "Pending Approval" until voted: after vote they will remain on the website, without the "pending approval" label.
  - b: The Reserve Study is Posted on the website
  - c: First half 2023 collection status, a few are still past due.
- 2: Erin reported that Buckeye Cable and AT&T will be updating lines in the area. Should be mentioned at the Annual Meeting
- 3: In September an Ohio Plan Committee law was updated. This law now requires that insurance coverage is carried by the Homeowners Association for anybody that handles our funds. The minimum amount equal to the amount of funds you have, plus 3 months' operating funds.

### **ARCHITECTURAL CONTROL COMMITTEE:**

All current ACC requests have been given Conditional Approvals:•7960 N. Shoreline, 704 E. Shoreline, 333 Cove Harbour E.

715 E. Shoreline Dr has been rescinded due to Moon Lake ACC needing to approve.

Next board meeting May 9, 2023, 7p.m.

This will be the Annual Homeowners Meeting at the Township Hall on Angola Rd.

Regular board meeting will be June 13, 2023, at 1500 Timberwolf Drive

Meeting adjourned: 7:20 p.m.

Respectfully submitted. Cindra Keeler secretary