

HIDDEN HARBOUR HOMEOWNERS' ASSOCIATION BOARD MEETING

Tuesday September 20, 2022, 6:00 p.m.

1500 Timberwolf Drive, Holland, Ohio

Call to Order:

The meeting was called to order by Tom Papademos at 6:04p.m. Trustees present were Tom Papademos, Jerry Sullivan, Cindra Keeler, Fred Boyk, Doug Swary, Doug Beat, and Administrator Erin Osstifin.

Approval of Board meeting minutes:

Minutes from the June 21st 2022 approved by all board members Tom P. 1st, Jerry S. 2nd All in favor.

Visitor: Kevin from Stevens Disposal. We were presented a proposal for refuse pick-up. No action was taken.

New Items:

1. Cameras. Minor adjustments were made to LPR at Hidden Forrest entrance to enhance image retention time.
2. Central Repository for HHA documents. Erin's office will handle them in a locked file. Motion by Doug S., 2nd by Cindra K all in favor. Motion passed.
3. Names to be used on HHA documents. All new contracts we will use Hidden Harbour Homeowners Association.
4. Revised ACC rules for approval; MOTION: Replace requirement **FROM** having 2 neighbors' approval **TO** the ACC sending documents to 2 neighbors for review and comments, We will allow 2-week period for responses. Tom P. moved to accept this motion Jerry S. 2nd All in favor.

FINANCIAL:

1. Treasures report: Budget is on track.
2. Investment of IR fees: No decisions currently.
3. Contracts: Received a quote from Stevens Disposal. Waiting for a quote from Republic Services. Tom will review the quote with Erin when it is received. The board will be updated at that time.
4. Discuss homeowner fees for 2023: Tabled until the December 2022 meeting. Payments for Homeowners bi annual bill will state Payment due by January 31st and the July invoice by July 31st each year.

INFRASTRUCTURE:

1. Roadway sealing: Erin will confirm with Jennite that they will hold their prices for 2023 if they can not get to our project this year. Erin will contact them to further discuss status for this year.
2. Damage to roadway lighting circuit 8031 Cove Harbou Dr. N to N Shoreline is not due to construction and was repaired at a cost of \$6200.00.
3. Clean-up of roadways: We are on our own for tree clean-up. Tom Papademos will contact the township to check whether they can offer us some assistance.
4. Signs for Moon Lake: Request was made to install Privacy signage at Moon Lake. Signage is being installed at the Moon Lake Association's expense. Motion to accept Cindra K 1st, 2nd Fred. All in favor.

GOVERNANCE:

1. No items

Administrator's Report:

1. Second half 2022 collection: Erin's office has this in good shape. Few outstanding will be followed up on.
2. First half 2023 mailing: complete by December 31, 2022
Reminder of \$25 late fee in lieu of \$10 is on all statements.

Architectural control Committee:

1. 612 E. Shoreline Dr. 636 E. Shoreline Dr., 434 Cove Harbour Dr. W: All issued conditional approval.
2. 7960 N. Shoreline request: the ACC asked questions on what was submitted; responses have not been received.

Next regular board meeting December 6th 6 p.m. Location 1500 Timberwolf Drive, Holland, Ohio

Meeting Adjourned 7:42p.m.

Respectfully submitted

Cindra Keeler secretary