

Annual Meeting Minutes- October 8, 2025

The meeting was called to order at 7 p.m. by Jim Schenk, President.

Karen Fraker read the minutes from the 2024 annual meeting. Jim Schenk noted that John Rutter and Karen Fraker were added to the board of managers later in the year.

Jim Schenk reviewed the roofing and siding accomplishments year-to-date and future plans:

- A major patch was completed on building 4 due to leaking. Four buildings were completed with new roofs and gutters in 2025--buildings 1,10,15,and 16. Building 9 will be completed in 2026 and building 4 will be finished 2027. Buildings 6 and 7 are scheduled for 2028. In 2029/30 we will need 3 siding projects and will need to replace 4-inch gutters with 6-inch gutters on roofs that were completed in earlier years. Sometime in 2030 we should have all the buildings done if all goes well.
- Managers' reports:--
 - John Yeager: Fire hydrants were flushed, and we continue to look for ways to reduce the \$450 monthly charge (meters are an option but cost prohibitive unless we can partner with home and villa associations). Sewer clean-outs were performed on all units as preventative maintenance. The fence on HH West was repaired and power washed. Roads are the next big project hopefully in 2030. Cost is estimated at \$750,000. West is in worst shape and will be completed first, but in phases.
 - John Rutter: Lawn service this year was tumultuous but improved somewhat over time. Another company provided weed control. An irrigation pump failed on West. It will be replaced in the spring. We will go out for bids on lawn services for 2026.
 - Robb Thomas: Docks will be taken out this year. Next year, with advice from an expert, we may be able to leave them in if aluminum posts can be replaced by steel posts. Tom's Pest Control completed the spring spraying and is scheduled for fall.
 - Randy Dybala: Volunteers helping with the spring clean-up were thanked. Five new mailboxes have been installed with the goal of adding 2-5 new ones each year. The new ones are made of composite material that should last indefinitely. The shed on West is scheduled for repair.
 - Karen Fraker: Noted that the pine trees and brush on West have been cleaned up by the neighbor who owns them. We are working on pine trees along the boulevard for a similar look. A landscaper has been contacted about redoing the boulevard. To date, the large rocks and stones have been removed, and the plan is to add river rock that is more in keeping with the look of our community. Bush plantings at the Angola end of the boulevard have been discussed, but drought is a problem with planting. The area behind the small parking lot on West has also been cleaned out. Regarding the Hidden Harbour website, Karen apologized for the issue with the instructions. This website is set up to host the minutes and financials for our

condominium association. Those details are protected and only accessible to condo owners. (Note revised instructions are attached.)

- Tom Cline: The financial picture of the Association looks good to date for 2025, thanks primarily for Jim Schenk's negotiation with our roofing contractor for set monthly payments. Tom presented the 2026 budget which assumes a 12% overall increase from 2025. (The budget was shared with condo owners prior to the meeting. Regarding assessments, \$135,000 has been collected of \$150,000.
- No nominations were received for the board of managers. The current board of managers has agreed to serve another term. Pat Nowak made a motion to approve the board as presented and Joanne Lindsay seconded it. The motion passed.
- A question and answer period followed that included the following topics:
 - Docks—cost of repairs last year was \$900.
 - Docks will be removed starting Oct. 11 with empty docks coming out first.
 - An attempted break-in at the Villas was shared. A request for a contact list for Villas was made. This type of information is available from Timber Ridge Estates Alerts alerts@neighborhoodalerts.com.
 - New STOP signs are needed, and posts need to be painted.
 - Volunteer projects suggested: Painting of signposts, assisting the Lake Committee in repairing the Gazebo on the Baja, removing the large bush at the shoreline on E. Shorel
 - Speed limit sign on E. Shoreline is obscured by trees. No one pays attention to speed limit on E. Shoreline.
 - Salt (20 lb. bag) to be distributed to condo owners to use as needed over the winter.
 - Keep the driveway "lake" situation at 8112 on the list to address. Driveways will need to be raised prior to repairing the roads.
 - The Villas pay their share of the cost of the roads in October.

A motion to adjourn was made by Jenna Yeager and seconded by Pat Nowak. The meeting adjourned at 7:50 p.m.

Respectfully submitted,
Karen L. Fraker
419-367-1055

To access the Members Area on the Hidden Harbour website, please follow these steps:

Go to Google or your browser and type in hiddenharbour.org

1. Click on the Login button or MENU, then click the **Login** button.
 - If you have not signed up for a Members Area account yet, click **Sign Up** and follow the prompts to create your account. You will be notified once approved as a member.
 - If you have already signed up, log in with the credentials you created, or use your Google account if it is connected.
2. Once logged in as a member, you will return to the homepage. You will see your username displayed in the top right corner where you logged in
3. Click your username, then choose **Members Area** from the dropdown menu. (Gaining access to the members only area for minutes and other documents is a manual process, so that may take a day or to get you approved and set up .)
4. Inside the Members' Area, under the **Hidden Harbour Condo Association** header, you will find:
 - All posted meeting minutes
 - The Board of Managers Excel sheet