

Hidden Harbour Board Meeting -- February 12, 2025

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

The meeting was called to order at 6:11 pm by Board President Jim Schenk.

Minutes of the previous meeting (Nov. 6, 2024)

Motion to approve Randy Dybala, 2nd Robb Thomas. Motion carried.

Finances: Reviewed Financial information (attached) prepared by Tom Cline.

Motion to approve Robb Thomas, 2nd Randy Dybala. Tom Cline Abstained. Motion carried.

Dues and Assessment Collection-- Leslie Dybala reported that 8 of the 48 condo owners have not paid their assessment. Beginning April 10, unpaid fees (monthly and assessments) will incur a 10% interest charge. Going forward, interest will be charged once the payment is 10 days past due.

The board strongly supports owners using the ACH payment plan through our bank rather than issuing a monthly check that requires extra efforts to deposit. Contact Leslie Dybala for information on setting up the ACH program.

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

Discussion ensued on the sequence of buildings needing roofs and siding and the availability of funds as assessments are collected.

Garbage Cans—Jim requested that a communication regarding garbage cans be send to condo owners. Cans need to be stored inside the garage or behind a wall and should not be visible from the street. Large cans can be returned or replaced by contacting Jim by Friday, February 21. Provide an address and indicate exchange or return.

Dogs running loose: There have been reports of an owner letting a dog run free and not cleaning up after the dog. Our expectation is that everyone controls their dog and picks up after it. The dog owner will be contacted.

Landscape, Sprinklers, Electrical, Frog Pond, Driveways, Roads, Crawls—John Yeager
Sidewalks, driveways and streets are primary needs. Sidewalks will be addressed first and as funding becomes available. Yellowstone will be providing our grass cutting services beginning this spring.

Snow Removal, Docks, Eaves, Concrete/Sidewalks--Robb Thomas

Snow removal has gone well. Criteria for plowing is when snow exceeds 2 inches. Docks that were left in are holding up well.

Mailboxes, Volunteer Projects, Condo Party Chairman—Randy Dybala

Randy noted that some address numbers need to be repaired/repainted.

Communications, Minutes, Pest Control, Beautification—Karen Fraker

Board contact information and responsibilities will be included with the minutes.

Landscaping (board support position)—John Rutter

Motion to adjourn Randy Dybala, 2nd John Yeager. Meeting adjourned: 7:30 p.m.

Respectfully submitted,
Karen L. Fraker, Secretary