

**Hidden Harbour Homeowners Association Board Meeting**  
**Tuesday, December 14, 2021 – 6:00 p.m.**  
**1500 Timberwolf Drive, Holland, Ohio**

**Call Meeting to Order**

The meeting was called to order by Tom Papademos at 5:58 p.m. Trustees present were Tom Papademos, President; Fred Boyk, Vice President; Doug Swary, Treasurer; Cindra Keeler; Jerry Sullivan; Doug Beat; Erin Osstifin, Administrator. Linda Sabo, Secretary was absent.

**Approval of Minutes**

A motion was made by Tom, seconded by Doug S., voted on and approved unanimously to approve the minutes of the September 14, 2021 Board meeting.

**New Business**

Presentation was made by Tom Anderson, Jr., Bob Bethel and Andy Glenn, Springfield Township trustees, and Mike Hampton, Springfield Township administrator, regarding policing issues in the township. Police services are currently provided by the Lucas County Sheriff's Office, and they are requesting an increase from \$300,000/year to \$1,500,000/year to provide the same services, which does not provide adequate patrols and responses to crimes, effective January 1, 2023. There are approximately 1,100 calls per month in the township. The trustees are looking at other options of partnering with another community who already has the policing infrastructure in place, or staying with LCSO but demanding improved services to include more accountability and control, two officers on duty 24/7 and three during "prime time" hours, reduced call response time, Springfield Township lettering on vehicles, and GPS tracking. It is cost prohibitive for the township to start its own police form. There will be a levy on the ballot in May, 2022.

Solar panel installation guidelines have been published on the website.

The Board discussed a letter from the Lake Association Board of Trustees regarding authority to approve docks. The Board is not objecting at this time to the Lake Association having authority to approve the docks.

Doug S. discussed installation of the new cameras. They are now working. There has been some trouble with reflections on the license plate reader so that the plates cannot be read. The contractor will tweak the machine. Some of the issue may be the front light being very bright and reflecting.

**Financial**

Doug S. was added as a signor for transactions on the CDs and Eileen Stanbery was removed. Tom's report dated 10/26/21 regarding financial activities and information was discussed.

Motion was made by Fred, seconded by Cindra, voted on and approved unanimously to transfer \$50,000 from the checking account to a CD, as determined by the President and Treasurer, after January 1, 2022.

Snow removal contract with Countryside Landscape has been signed for the upcoming snow season.

Executive Landscape's 2022 proposal was discussed. A motion was made by Doug S. seconded by Jerry, voted on and approved unanimously to accept the proposal.

Doug S. presented the 2022 budget. After discussion, changes will be made and Doug will send a revised draft out by e-mail. The board will approve by vote through e-mail.

**Infrastructure**

Erin continues to working on getting pricing for street sealing and crackfilling, to be done in 2022.

**Governance**

The crime coverage on the CPA's insurance policy was discussed. Erin will request a copy of the declarations page.

**Administrator's Report**

Invoices will be going out soon from the CPA. She has a new remittance address, which will be on the invoices. The Lake Association communicates directly with the CPA to provide the amount to be billed for their association.

### **New Business**

Linda added five new grass plants and completed landscaping as previously discussed.

Erin reported that the Condo Association has requested to have its own separate page on the website, instead of being grouped with the Villa Association. She provided a price to them for what the website designer would charge to make that change. The Board has no objection to this change being made, provided the Condo Association pays for it.

### **Next Meeting**

The next meeting will be held on March 8, 2022 at 6:00 p.m.

### **Adjournment**

There being no further business, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Erin Osstifin, Property Manager