

**HIDDEN HARBOUR HOMEOWNERS' ASSOCIATION BOARD MEETING
MINUTES**

Tuesday, September 14, 2021, 6:30 PM

PRESENT: Tom Papademos, President; Fred Boyk, Vice President; Doug Swary, Treasurer; Linda Sabo, Secretary; Cindra Keeler; Jerry Sullivan; Doug Beat; Erin Osstifin, Administrator

MINUTES: The minutes of the June 24, 2021 meeting were approved with changes.

OLD BUSINESS: Sidewalk notices were sent by email or mail to all homeowners.

NEW ITEMS:

1. Sanitary sewer construction at Angola and E. Shoreline Dr. will begin November 2021 and end by April 2022. The cement pad will be removed and replaced with ground cover.
2. Stoned area at Angola-E. Shoreline Dr will be addressed once construction is completed,
3. Solar panel restrictions were approved and published on the Hidden Harbour Homeowners' website.
4. A letter regarding who has authority for dock approval for homeowners was sent to the Hidden Harbour Lake Association. Erin will contact again mid-October. To be followed up at the next HHA Board meeting.
5. The snow removal contract with Country Side for 2021-2022 has been signed.
6. Doug Swary reported on the meeting with Bob Baltes of Roach Reid regarding the repair and/or replacement of our security system. Doug Beat requested additional information on the system. Doug Beat made a motion seconded by Tom Papademos to approve the repair and/or replacement of our present security system subject to looking at other camera systems. Doug Swary will contact Roach Reid for that information.

FINANCIALS:

1. Erin Osstifin gave a report on homeowners who have unpaid dues
2. Investment of IR fees:
Tom Papademos will contact MVCU to make arrangements to add Doug Swary as a signor for transactions on CD's and remove Eileen Stanbery's name on the accounts. Tom Papademos will verify that his name is already on the CD's; if not, he will be added as a signor. All previous signor's names will be removed.
3. The 2021 draft budget was finalized and unanimously approved by the Board. Doug Swary will send copies of the final budget to board members.

INFRASTRUCTURE:

1. Designated storm drains in the subdivision have been cleaned with acceptable results.
2. Erin will contact paving companies to get a quotes e for sealing our roads.

GOVERNANCE:

Erin Osstifin will check with our accountant, Cara Georgeson, what type of malpractice insurance she currently has for her business. The Board will discuss further after receipt of information from Cara.

ADMINISTRATORS REPORT:

Erin Osstifin gave an update on the status of the second half's collections

NEW BUSINESS:

1. There has been no further communication from the homeowner on E. Shoreline Dr. regarding building revisions. The Board will not consider the subject until such time that the homeowner requests further action.
2. The Board will include the HHLA's lawn fertilization guidelines on our website as well as include this information to homeowners.
3. From this point forward the property at 7817 North Moon Lake Dr. will be assessed full price for the annual fees. Erin will inform the new owner.

Meeting adjourned at 7:41 pm.

Sincerely,
Linda Sabo, Secretary

Next Board meeting on Tuesday, December 14, 2021, at 6 pm.

Reminder: Christmas party December 8, 2021 at Sylvania Country Club