

**Hidden Harbor Homeowners' Association
Annual Meeting – March 23, 2023
6:00 pm / Hixson Presbyterian Church
Meeting Minutes**

1. Introduction of Board Members (Shane Knox)
 - Shane Knox, President
 - Naino Leo, Vice President
 - Nathan Bean, Secretary
 - Kent Bakker
 - Logan Pritchett
2. Quorum (Shane Knox)
 - A quorum was confirmed with forty-one properties represented in person and eleven proxy forms.
3. Candidates for Board Openings (Shane Knox)
 - Incumbents: Shane Knox, Nathan Bean and Marty Malone
 - There were three board openings with three nominees on the ballot.
4. Proposed C&R Amendment (Jonathan Guthrie, HOA attorney)
5. Ballot Discussion (Shane Knox)
6. Update on Committees (Shane Knox)
 - Architectural
 - No update from the Architectural Committee.
 - Grievance
 - Shane Knox reported no grievances.
 - Grounds & Maintenance
 - Mike Mroz gave an update from the Grounds & Maintenance Committee.
 - Tech
 - No update from the Tech Committee.
 - Social
 - The committee needs volunteers to plan events for this year.
 - Welcome Wagon
 - No update from the Welcome Wagon.
7. 2023 Budget & 2022 Financials (Shane Knox)
 - Shane Knox presented the 2022 financials and 2023 budget.
8. Past Dues Accounts & Liens for Nonpayment of Dues (Shane Knox)
 - Shane Knox presented the past due account balances and lien balances.
9. Reminders (Naino Leo)
 - Our directory, C&Rs and events are available on our website.
 - Paperless billing and drop box for dues payments.
 - Vandalism of common properties.

- No Dumping at the activity field.
 - Neighborhood speed limit is 25 MPH.
 - Keep landscaping trimmed to avoid obscuring road signs.
 - Amenity keys and vehicle stickers are available at the pool during pool season or by contacting the office.
 - Boats, trailers, campers and other towed vehicles must be parked behind the rear line of the home.
 - Keep street lamps in working order.
10. 2022 Accomplishments (Marty Malone)
- Marty Malone presented the 2022 accomplishments.
11. 2023 Planned Social Events (Shane Knox)
- Shane Knox discussed the planned social events. Additional volunteers are needed.
12. 2023 Planned Projects (Marty Malone)
- Marty Malone discussed the 2023 planned projects.
13. Pool (Marty Malone)
- Employment
 - Applications are available online.
 - Pool Rules
 - Board approved pool rules will be available online.
 - Clean & Set Up Day
 - May 13th
 - Slackers Swim Team (Rob Palmer)
 - Rob Palmer discussed the Slackers season.
14. New Business (Shane Knox)
15. Monthly Board Meetings (Shane Knox)