

Hidden Harbor HOA

Board Meeting Minutes — Special Meeting — July 28, 2025 (Playground Vote)

Summary minutes prepared from the meeting recording. Resident-specific details (names, addresses, and personal references) have been omitted. For specifics on any item, residents may contact the board at hiddenharbortn@gmail.com.

Meeting Purpose

HOA Board vote on playground renovation quote from Monolith.

Key Takeaways

- Board unanimously approved \$55,000 quote for natural stone playground renovation.
- Project to start first week of September, estimated 3-week completion time.
- Initial watering/maintenance plan needed to establish plants; long-term durability expected.
- No current rules on tents at the pool; an ongoing neighbor dispute requires mediation.

Discussion

Playground Renovation Quote

- \$55,000 quote from Monolith for natural stone design.
- Includes redoing land bridge, replacing failing cross-ties with natural rock.
- Grading and landscaping with plants along borders.
- Materials chosen for longevity; expected to last for decades.
- 3-week estimated completion time starting first week of September.
- Within budget: \$105,000–\$110,000 available by year-end.

Financial Planning

- Playground renovation this year; dock replacement (~\$70,000) planned for next year.
- Concern raised about potential 20–30% material cost increases for dock project.

Maintenance and Establishment

- Initial watering crucial for plant establishment; volunteer rotation needed.
- Consider purchasing water tank (~\$250) or using existing shed tank.
- Monolith guarantees plants if properly maintained.
- Board agreed to schedule 4-week post-installation maintenance check.

Pool Rules and Operations

- No current rules prohibiting tents at the pool.
- Pool hours to shift to evenings only once school starts.
- Labor Day typically marks end of full-time pool operations.
- Agreement to post updated pool hours on the website.

Neighbor Dispute

- A dispute between two adjacent residents (Resident A and Resident B) continues, involving possible encroachment on a 10-foot community easement.
- Board considering mediation or a joint property-improvement resolution.

Action Items

- Finalize contract with Monolith for playground renovation.
- Develop watering/maintenance plan for newly planted areas.
- Schedule 4-week post-installation check with Monolith.
- Update website with revised pool hours for end of season.
- Continue mediation efforts on the ongoing neighbor dispute.

Approved and posted by the Hidden Harbor HOA Board.