

Hidden Harbor HOA

Board Meeting Minutes — August 12, 2025

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

Discuss ongoing projects, community issues, and upcoming events.

Key Takeaways

- Pool rules to be updated to address table reservation issues.
- Labor Day event planning shifted to a food-truck option due to volunteer unavailability.
- North entrance landscaping maintenance to be outsourced to a new contractor.
- Tennis court renovation plans presented, including a multi-use game area and seating.

Discussion

Pool Rules Update

- Incident reported regarding table reservation and moving furniture.
- Decision to add a sign: "Please don't hold tables if you're not presently using one."
- Lifeguards/hosts to be given authority to manage table-moving requests.
- Updated rules to be added to the pool rules document and on temporary signage.

Labor Day Event Planning

- Prior event organizers unavailable this year.
- Decision to explore food-truck option instead of traditional BBQ.
- Budget allocated: \$540 for event.
- Plan to post on social media for volunteer organizers before confirming food truck.

Financials and Collections

- Several homeowners brought accounts current.
- Some large outstanding balances remain.
- New QuickBooks invoicing system improving payment rates.

North Entrance Landscaping

- Prior volunteer no longer maintaining the area.
- Current landscaper unable to adequately maintain.
- Decision to seek a new contractor specifically for the north entrance.
- Considering asking a neighborhood teen as a potential option.

Property Clearing

- Scheduled for upcoming Saturday morning.

- Board members will participate in clearing efforts.

Tree Removal and Trimming

- Quote received: \$1,800 total for removing a large tree near the pool and trimming branches on HOA land.
- Board approved moving forward with the work.

Playground Equipment

- Replacement slide sourcing in progress; alternative options being researched.

Tennis Court Renovation

- Detailed layout presented for a multi-use area including:
 - Walking/scooter track around perimeter
 - Shuffleboard court
 - Cornhole area
 - Four square and hopscotch spaces
 - Seating area
- Discussed security measures (cameras, amenity-key lock) for equipment.
- Plan to match color scheme with the nearby pickleball court.
- Board to refine the plan with an outside consultant.

Social Media Management

- Discussion on moderating Facebook group posts.
- Decision to add more volunteer moderators and create posting guidelines.
- Aim to increase transparency on ongoing projects through regular updates.

Action Items

- Post updated pool rules regarding table reservations.
- Explore food-truck options for the Labor Day event.
- Contact a candidate about north-entrance landscaping maintenance.
- Proceed with tree removal and trimming work.
- Research slide options for the playground.
- Refine tennis court renovation plans with the consultant.
- Draft and post social media guidelines for the Facebook group.
- Schedule next HOA board meeting for September 9th.

Approved and posted by the Hidden Harbor HOA Board.