

Hidden Harbor HOA

Board Meeting Minutes — September 11, 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 community projects, investments, and development plans.

Key Takeaways

- Board considering reinvestment options for ~\$96,000; seeking financial-advisor input.
- Playground upgrades in progress; exploring ADA-accessible equipment options.
- A potential new development adjacent to the neighborhood (~200 homes) was discussed.
- Communication improvements needed to keep residents informed of ongoing projects.

Discussion

Investment Strategy

- ~\$96,000 available for reinvestment.
- Considering a mix of short-term (CDs/T-bills) and long-term options.
- Board to consult with a financial advisor for guidance.
- Aim for a conservative approach with some potential for higher returns.

Pool and Tennis Court Maintenance

- Pool closing September 14; standard winterization process to follow.
- Tennis court needs repairs; considering a \$9,250 option for complete resurfacing.
- Short-term plan: clean and paint court (~\$2,000 for power washing all recreational areas).
- Exploring creative, cost-effective solutions (e.g., corrugated pipe slide: \$800–\$1,200).

Playground Upgrades

- Working with an outside vendor for new equipment.
- Exploring ADA-accessible options (e.g., adaptive swings, sit-and-spin).
- Investigating grant opportunities to offset costs.
- Considering embankment slides and tunnels; awaiting custom quotes.

Potential New Development

- Developer proposing ~200 homes on 60 acres adjacent to neighborhood.
- Mix of single-family homes (half-acre lots) and 4-unit condos.
- Sewage management and traffic concerns to be addressed.
- Developer open to community input and negotiations.

Community Communication

- Increasing transparency about ongoing projects via website and social media.
- Planning regular updates to address resident concerns and questions.
- Archiving and publishing board meeting minutes on the website.

Action Items

- Consult with a financial advisor about investment options.
- Obtain pricing for tennis-court painting and playground equipment.
- Schedule meeting with the developer to discuss plans and community concerns.
- Implement regular project updates for residents.
- Next board meeting: Tuesday, October 7th.

Approved and posted by the Hidden Harbor HOA Board.