

Hidden Harbor HOA

Board Meeting Minutes — October 7, 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 finances, violations, playground equipment options, and other community matters.

Key Takeaways

- Financial status: total cash of \$337,567.24 across accounts.
- Pursuing new playground equipment for Lake Meadows and Sand Dunes areas; targeting a ~\$25k budget.
- Planning to paint the old tennis court in December, weather permitting.
- Addressing ongoing resident violations and parking issues.

Discussion

Finances and Collections

- Bank balances:
- Money market: \$140,628.44
- Checking: \$100,294.11
- Investment account: \$96,624.69
- Total cash: \$337,567.24
- Several new accounts added to the collections list.
- Discussing placing liens on severely delinquent accounts.
- Considering options for acquiring an unbuildable lot from a delinquent owner.

Violations and Parking Issues

- The board reviewed several active violation cases involving property conditions, trailers, and possible business use.
- Parking concerns raised about cars on grass and along certain streets.
- An abandoned vehicle was discussed.
- Specifics on any case are available from the board on request.

Playground Equipment Options

- Received quotes from an outside vendor.
- Two main options presented for Lake Meadows:
 - 1. Option 1: ~\$40,000 (installation included).
 - 2. Option 2: ~\$50,000 (more elaborate design).
- Sand Dunes options were less appealing, around \$20,000.

- Board prefers to split budget between both areas, targeting ~\$25,000 total.
- Will request a revised quote for \$25,000 minus installation costs.

Tennis Court Revamp

- Planning to paint the old tennis court.
- Targeting early–mid December for painting, weather permitting.
- Concerns about leaves/acorns affecting fresh paint.
- Will consult with the painter on timing and protection strategies.

Landscaping Project

- Work underway, expected to take 3–4 weeks.
- Removing existing elements, adding rocks and plants.

Investment Account

- Decided against using a fee-based financial advisor.
- Will pursue options directly with the bank (two short-term, one long-term).

Action Items

- Request revised playground equipment quote (~\$25k minus installation).
- Investigate installation options (internal vs. contracted).
- Consult with the painter about optimal timing for tennis-court painting.
- Research removal process for old tennis-court poles.
- Follow up with attorney about lien process and lot-acquisition possibilities.
- Send letters to residents with parking issues.
- Reach out to the bank about investment-account options.
- Schedule next meeting for November 4th.

Approved and posted by the Hidden Harbor HOA Board.