

Hidden Harbor HOA

Board Meeting Minutes — November 4, 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

Address resident concerns, review financials, and decide on key projects.

Key Takeaways

- **Speeding solutions:** The board will pursue free county radar signs and test a low-cost DIY plastic restorer on the faded Sand Dunes playground (a \$16 fix versus a \$16,500 professional quote).
- **Playground plan:** Board approved a ~\$25,000 budget for new equipment, including a spinner (\$5,733) and climber (\$4,981) for Lake Meadows, plus two inclusive swings (\$4,301). A single larger piece will be sourced for Sand Dunes.
- **Financial oversight:** The HOA is switching to a quarterly-review bookkeeping arrangement, replacing costly biennial audits with continuous oversight.
- **Community engagement:** A Winter Work Day is set for December 13 to clean the shed and the Rock Bluff entrance. The board will also create a more visible "Harbor Headlines" news section on the website.

Discussion

Resident Concerns and Community Engagement

- A resident reported ongoing speeding on neighborhood roads, including drivers running stop signs.
- **Proposed solutions:**
 - **Portable radar signs:** available for free from a county sergeant, but require a homeowner's permission for placement.
 - **Rumble strips:** Hamilton County Highway Department will send an engineer to evaluate installing permanent thermoplastic rumble strips.
 - **DIY signs:** The board will create "Speed is Photo Enforced" signs to act as a deterrent.
- A separate report of possible commercial activity at a property is being handled through the violation process.
- **Enforcement limits:** current covenants lack fine-based enforcement, requiring a costly legal process for resolution.
- **Communication:** A resident suggested a monthly newsletter to improve transparency and address perceptions of inaction.
- **Board action:** the "Harbor Headlines" news section on the website will be made more visible on the homepage.

Financials and Collections

- The list of residents more than two payments behind is at a low point.

- Process: physical invoices are prompting calls. For residents who communicate, late fees are waived; for non-responsive accounts, the attorney is engaged.
- A vacant non-perking lot with a significant past-due balance was discussed. The board will consult the attorney on the feasibility of the HOA acquiring the lot for community use (e.g., boat parking, pool expansion).

Projects and Maintenance

- Tennis court:
 - Plan: let leaves fall, clean the court, then remove the poles.
 - Crack repair: testing a court-patching product.
 - Pole removal: a quote will be obtained for pole removal and filling the resulting 3x3 ft holes.
 - Painting: the board will test a small area first to assess adhesion before committing.
- Playgrounds:
 - Sand Dunes structure: a \$16,500 quote to repaint was rejected as too expensive.
 - DIY test: a \$16 plastic restorer will be tested to see if it can refresh the faded surface.
 - Replacement part: a broken bubble window will be ordered (\$455).
 - New equipment: the board approved a plan to add new pieces within a ~\$25,000 budget.
 - Lake Meadows: approved a spinner (\$5,733) and climber (\$4,981). The balance beam and other climber were deferred to save funds.
 - Sand Dunes: the board will source a single larger movement-based piece to fit the smaller space.
 - Swings: two inclusive swings included in the budget at \$4,301.
 - Installation: ~\$2,000/day estimated.
- Shed and Rock Bluff entrance:
 - Shed: cluttered and needs repairs (holes in the ceiling, a door that doesn't close).
 - Rock Bluff entrance: overgrown and needs a refresh; new maintenance contractor handling.
- Board action: a Winter Work Day is scheduled for December 13.
- Boat dock:
 - Security: non-residents have keys; a key change is needed.
 - Recommendation: investigate non-copyable lock systems to prevent unauthorized key duplication.

Action Items

- Contact a county sergeant about placing free radar signs.
- Follow up with Hamilton County on the rumble-strip evaluation.
- Consult the attorney on the non-perking lot purchase.
- Request a revised vendor quote for a single spinner/merry-go-round for Sand Dunes.
- Purchase and test the \$16 plastic restorer on the Sand Dunes playground.
- Order the bubble window replacement.
- Schedule the Winter Work Day for December 13 and advertise for volunteers.

- Make the "Harbor Headlines" news section more visible on the website homepage.
- Test the court-patching product on tennis-court cracks.
- Get a quote for tennis pole removal and hole filling.
- Board to review the revised vendor quote for Sand Dunes equipment via email.
- All: attend the next board meeting on Tuesday, December 2nd.

Approved and posted by the Hidden Harbor HOA Board.