

# Hidden Harbor HOA

Board Meeting Minutes — December 9, 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](mailto:hiddenharbortn@gmail.com).*

## Meeting Purpose

Review financials, address violations, and plan upcoming projects.

## Key Takeaways

- Playground overhaul approved: the board approved \$3,100 for 60 cubic yards of certified mulch to fix the new playground's safety-compliance issue. New equipment will be paid with a 50% deposit, pending a CPA review.
- Road safety measures advancing: the county installed rumble strips at the south entrance and is working on the north. The board will pursue borrowing mobile speed trackers and will order eight "Slow Down" signs to reinforce the message.
- Violation enforcement strategy set: the board will continue pursuing unresponsive homeowners via legal notices. For minor violations, the strategy is to send friendly reminders and avoid costly lawsuits (~\$5k) that offer limited recourse.
- Community events and recognition: a neighborhood cleanup is set for January 17. The board approved \$100 gift cards to recognize two volunteers for their significant contributions.

## Discussion

### *Financials and Collections*

- Collection strategy: the board is using a PCI-compliant payment platform to set up secure auto-pay plans for delinquent accounts.
- Rationale: this method has already resolved several accounts and is more effective than costly legal action.
- The attorney is researching liens on an unbuildable non-perking lot. Potential community uses include future pool expansion, clubhouse, or parking.
- The board decided against pursuing a lawsuit (~\$5k cost) for a business-vehicle violation case, noting that enforcement is difficult on private roads and the issue is not a top priority.
- One refinance-related lien release remains pending property cleanup.
- The board chose not to pursue one driveway-material violation given the property is otherwise well maintained.

### *Playground Overhaul*

- Problem: the new playground's mulch is non-compliant with safety standards.
- Solution: purchase 60 cubic yards of certified playground mulch for \$3,100.
- Rationale: fixes the safety issue and demonstrates action to the community.
- New equipment payment: 50% deposit, balance due on delivery.
- Action: confirm with the CPA that the expense can be recognized in the current fiscal year.

- Logistics: equipment delivery requires 3–4 people or a forklift for unloading.

### ***Road Safety Initiatives***

- Rumble strips: installed at the south entrance; the north entrance is in progress.
- Speed trackers: the board will pursue borrowing mobile units from the county.
- Rationale: this provides data to justify increased police patrols.
- "Slow Down" signs: the board approved ordering eight stock signs at ~\$40 each.

### ***Community and Admin***

- Neighborhood cleanup: scheduled for Saturday, January 17.
- Financial recognition: approved \$100 gift cards for two volunteers in recognition of their work.
- Street-legal vehicles: the board has no authority over street-legal status; the only recourse is to call the police.

### **Action Items**

- Send friendly reminder letters where appropriate.
- Send boat/trailer storage reminder letters.
- Consult the CPA on the playground equipment payment structure.
- Confirm equipment delivery logistics with the supplier.
- Post a website update for the playground project.
- Order eight "Slow Down" signs.
- Purchase gift cards for the two recognized volunteers.
- Schedule the January 13 board meeting.
- Board: plan the January 17 neighborhood cleanup.

*Approved and posted by the Hidden Harbor HOA Board.*