

Hidden Harbor HOA

Board Meeting Minutes — March 10, 2026

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

Review HOA operations, projects, and prepare for the Annual Meeting.

Key Takeaways

- Annual Meeting is March 31st: a 50-home quorum is required to legally vote on new board members.
- Major projects funded: the \$2,200 entrance-sign replacement is approved, and the tow company that caused the damage will be billed. Playground equipment has arrived and will be installed this week.
- Covenants overhaul underway: a draft of new Covenants & Restrictions will be presented at the Annual Meeting for a year-long review, aiming for a wholesale update to the 1970s-era rules.
- Road safety education: the HOA will educate residents on county laws regarding speeding and the use of non-street-legal vehicles (e.g., golf carts) to prevent accidents.

Discussion

Annual Meeting Prep (March 31st)

- Quorum requirement: 50 homes must be represented (in person or via proxy) for the meeting to be legal.
- Voting: two new board members will be elected to replace the two members rolling off.
- Dues increase: a Cost of Living Adjustment (COLA) based on the Consumer Price Index is required by the Covenants.
- Proposed: +\$14/home, +\$7/lot.
- Note: this increase is automatic unless 75% of attendees vote against it.
- Pool sign-in: a new process requiring a photo will be previewed, with computers available for setup assistance.

Covenants Overhaul

- Problem: the current Covenants are outdated (1970s) and lack enforcement power (e.g., no fining ability), limiting the HOA's ability to address violations.
- Solution: a wholesale rewrite is planned to create a modern, enforceable document.
- Timeline:
- Draft: present at the March 31st Annual Meeting.
- Review: one-year period for resident feedback.
- Vote: at the 2027 Annual Meeting.
- Proposed RV/boat parking grace period: May 1st–September 30th, timed with summer lake levels.

Road Safety

- Problem: excessive speeding (up to 40 mph) and unsafe use of non-street-legal vehicles (e.g., golf carts, ATVs) on county roads.
- HOA authority: the HOA owns only a few roads and cannot enforce laws on county roads.
- Action plan (education):
- Communication: all mailers will feature a "25 MPH" reminder.
- Annual Meeting: a safety announcement will be made, referencing recent accidents.
- Signage: "Slow Down" signs are on order for intersections. The HOA is also requesting temporary speed-reader signs from the county.

Projects and Maintenance

- Playground:
- Status: the corrected top piece, swings, and small basketball backboard have arrived.
- Action: the installer will complete the installation this week.
- Tennis court (by pool):
- Status: the court is in poor condition with large cracks, making it unusable.
- Challenge: a full replacement is cost-prohibitive (~\$75k).
- Action: the board will experiment with crack-filling materials on a spring workday.
- Entrance signs:
- Status: the north entrance sign was damaged by a tow truck.
- Decision: approve a \$2,200 quote to replace both entrance signs with new, more durable ones.
- Billing: bill the tow company for the full \$1,100 cost of the damaged sign.
- Boat dock:
- Status: the next major capital project.
- Timeline: replacement will occur in winter 2026/2027 when lake levels are low.
- Funding: the HOA will save funds for the project, which could cost ~\$75k for durable materials (e.g., aluminum, composite).

Community Events

- Easter Egg Hunt: April 4th on the activity field.
- 4th of July celebration:
- Decision: the board approved making the event official and will consider funding.
- Organizers: two community volunteers will plan the event.
- Fireworks: will be treated as a spontaneous, unsanctioned event.

Financials and Legal

- Delinquent dues: the HOA pursues legal action for accounts with two or more missed payments.
- A non-perking lot acquisition is being explored.
- Architectural Committee: the lead position is vacant; the board is seeking a volunteer to review architectural change requests.

Action Items

- Inform the 4th of July event organizers that the event is approved and request a budget.
- Find a volunteer to lead the Architectural Committee.
- Bill the tow company for the \$1,100 cost of the damaged entrance sign.
- Coordinate envelope stuffing for the Annual Meeting mailer.
- Post Annual Meeting materials and candidate bios on the website.
- Continue exploring sign design options with the contractor for easier updates.
- All board members: provide bios for the Annual Meeting packet.
- All board members: attend the Annual Meeting on March 31st.

Approved and posted by the Hidden Harbor HOA Board.