

Hidden Harbor HOA

Board Meeting Minutes — April 14, 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 a community garden proposal, address violations, and plan for pool season.

Key Takeaways

- Community garden: the board is interested in the proposal but requires a more permanent design (e.g., brick paths, welded-wire fence) to align with long-term field improvements.
- Violation enforcement: a more assertive enforcement strategy will be used for repeat offenders and violations on HOA-owned property, including taped door notices and a 7-day cure period.
- Pool readiness: the pool cover comes off Friday, enabling immediate repairs to the shallow-end light and electrical system. The new digital check-in app is ready for launch.
- Board and committee updates: the board re-elected its officers. A new Architectural Committee was formed with a chair and three members.

Discussion

Community Garden Proposal

- Proposal: a group of 15+ families proposed an 8,000 sq ft community garden (51x158 ft) on the activity field's northwest side.
- Key features:
 - Individual plots for gardeners.
 - Master gardeners will provide guidance and support.
 - Initial cost estimates (~\$3,700–\$5,000):
 - Waterline: ~\$1,050 (203 ft line, \$300 trencher rental, \$750 irrigation).
 - Fence: ~\$780+ (deer fence) to ~\$5,000 (welded wire).
 - Beds: ~\$95/bed (pine) or more (cedar), to be built by gardeners.
 - Funding and operations:
 - HOA funding: for core infrastructure (fence, waterline).
 - Gardener funding: for individual beds and annual dues (~\$1,600/yr total) to cover maintenance.
 - Management: a gardener-led committee will manage operations and enforcement.
 - Board feedback and requirements:
 - Design: must be permanent and high-quality to match field-improvement goals.
 - Paths: brick or poured concrete (gravel is prohibited).
 - Fence: welded wire on wood/steel posts for aesthetics and security.
 - Security: a key-code entry system is required to deter vandalism.

- Oversight: the board will create an ad-hoc committee for the garden, ensuring direct reporting and long-term viability.

Violation Enforcement

- New strategy: a more assertive approach for repeat offenders and violations on HOA-owned property.
- Active cases include unkept-property conditions, non-compliant driveway material, and a fence-damage claim. Specific case details are available from the board on request.

Pool and Events Readiness

- Pool electrical:
- Cover removal: contractor will remove the pool cover this Friday.
- Light repair: the electrician will repair the shallow-end light and other electrical issues while the pool is empty.
- Pool management and systems:
- New manager: the new pool manager is in place.
- Scheduling: scheduling will continue through the current system for the season.
- Payroll system: the board will evaluate replacement payroll software to reduce costs from ~\$400/mo to under \$200/mo during peak season.
- Digital check-in app:
- Status: ready for launch.
- Features: password-protected, real-time data sync, member photos, guest management, and on-the-spot payment options.
- Other updates:
- Chlorine pump: a refurb kit will be installed with larger tubes to improve chemical control.
- Tennis court fence: the HOA received a \$2,315 insurance payout. The board will get bids for repair, exploring options like a shorter fence to save costs.
- Bridge: a new bridge will be built.

Board and Committee Updates

- Board elections:
- President: Marty
- Vice President: Sean
- Secretary: Michelle
- Treasurer: Ryan
- Bank account: the board will visit the bank to update signers, remove old names, and reinvest funds.
- Architectural Committee: a chair and three members were appointed; the chair will lead and train the new members.
- Covenants gap analysis: a draft analysis was shared to identify needed updates to the 1970s-era Covenants.

Action Items

- Garden group: email the garden proposal spreadsheet to the board.
- Garden group: stake out the proposed garden location on the field for board review.
- Board: discuss garden design requirements (fence, paths) and provide feedback to the garden group.
- Board: evaluate the replacement payroll software.
- Board: schedule a bank visit to update the account.
- Board: send violation letters per the new enforcement strategy.
- Board: contact the electrician to schedule pool light repair for Friday.
- Board: get bids for tennis-court fence repair, exploring different height options.
- Board: inform the relevant homeowner that their fence claim was denied by the HOA's insurance.
- Board: evaluate the fire pit damage and plan for repair.
- Board: email a bluebird-conservation contact for an update.
- Board: confirm the pool manager is on the pool-party email distribution list.
- Next meeting: Tuesday, May 5th.

Approved and posted by the Hidden Harbor HOA Board.