

# Hidden Harbor HOA

Board Meeting Minutes — June 2, 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](mailto:hiddenharbortn@gmail.com).*

## Meeting Purpose

Review financials, address violations, and decide on key community projects.

## Key Takeaways

- An architectural compliance case was escalated to the HOA attorney after extended non-compliance.
- Major maintenance approved: the board approved \$2,700 for tree removal (including a high-risk pine) and \$3,000 for two new composite lifeguard stands.
- 40-acre land plan: the board will explore a conservation easement to prevent development, requiring a community town hall to gauge support.
- Financial system overhaul: the board will investigate replacing the current bookkeeping software with a specialized bookkeeping service and a separate billing system to improve efficiency and reduce risk.

## Discussion

### *Financials and Collections*

- Aging report: collections are improving, with fewer large outstanding balances.
- Foreclosure write-off: a small balance from a foreclosed property will be written off.

### *Violation Enforcement*

- Several active cases were reviewed, including a property compliance update on a previously cited site and an ongoing yard cleanup case.
- An architectural compliance case involving long-running non-compliance has been escalated to the HOA attorney. The goal is to enforce the submission of architectural requests and, if necessary, require the removal of unapproved structures.
- Specific case details are available from the board on request.

### *Community Events*

- 4th of July: the Memorial Day budget will roll over. Board members will coordinate planning.
- Food trucks: a scheduled vendor was a no-show due to weather. The board will retry that vendor and also contact another to expand options.

### *Maintenance and Capital Projects*

- Maintenance committee priorities (in order):
  - 1. Repair fence
  - 2. Install speed signs (moved up due to speeding concerns)
  - 3. Add gravel at culvert
  - 4. Fix fire pit

- 5. Repair potholes on Harborview
- Playground swings: the standard swings are delayed; a follow-up is in progress. The accessible swing is pending delivery of four specific parts.
- Tree removal:
  - Pine tree between two adjacent residents (Resident A and Resident B): approved removal of a healthy but high-risk pine tree at \$1,500 (higher due to complex, piece-by-piece removal). Mulch will be left for erosion control and the stump retained to stabilize a slope. Specifics are available from the board on request.
  - Other trees: approved removal of several dead or problematic trees near the pool fence and pickleball court at \$1,200.
  - Sand Dune tree: approved getting a quote for removal.
- Lifeguard stands:
  - Problem: one stand has a failing chair mount.
  - Options: repair with a new pedestal/chair (~\$600) or replace with a new composite stand (~\$1,500).
  - Decision: replace both stands with new composite models for a total of \$3,000. Rationale: durable, rust-proof, and a uniform updated look.

### **Strategic Initiatives**

- 40-acre land conservation:
  - Proposal: explore a conservation easement for a 40-acre property to prevent a proposed 180+ home development.
  - Trade-off: the land would become a public park, increasing neighborhood traffic.
  - Decision: forward the info thread to the board and propose a town hall meeting to gauge community interest.
  - Trail internship: the board approved an unpaid internship for a recreation student to assess and characterize neighborhood trails under professor supervision.
- Financial system overhaul:
  - Problem: the current bookkeeping setup is inefficient and creates a single point of failure.
  - Proposal: replace it with a specialized bookkeeping service and a separate, dedicated billing system.
  - Benefits: automates bookkeeping and taxes, reduces risk, and lowers long-term costs by avoiding expensive audits and cleanup work.
  - Decision: a detailed plan will be presented at the next meeting.
- Community garden:
  - Status: the project needs a clear financial model and commitment from participants.
  - Concerns: funding likely too low for a proper deer fence; Facebook interest may not translate to paid participation; HOA would likely fund infrastructure while members fund beds.
  - Decision: the board will meet with the garden group to define the financial model, fence requirements (8-foot hog wire), and a registration process requiring upfront payment.

### **Action Items**

- Compile and send the active architectural-compliance case history to the HOA attorney.
- Coordinate 4th of July event planning.
- Follow up with the contractor on the delayed playground swings.
- Order two new composite lifeguard stands.
- Forward the 40-acre land conservation email thread to the board.
- Research and present a detailed plan for the new financial system at the next meeting.
- Resend the Covenants gap analysis to the board.
- Schedule a meeting with the community garden group to define project requirements.
- Board: review the 40-acre land conservation email thread.
- Board: review the Covenants gap analysis.
- Maintenance committee: execute the project priorities, starting with fence repair and speed-sign installation.

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