

Harbor Hills Civic Association
Annual Meeting Minutes
September 29, 2022
7:00 PM HHCC

1. Pledge
2. Introduction of Trustees
Susie Schell - President, Larry Cox - VP (absent), Randy Keller, Tim Tysinger, Karen Keller -Treasurer, Janet Johnsen -Secretary
3. Susie gave a summary of some of the issues, complaints, questions, etc. that have been addressed during the past year. Put highlights of her summary from the recorder. Susie announced the meeting was being recorded.
4. Welcome new residents
5. Harbor Hills Country Club
Judy Rupp gave an overview of the Club's Fall events. E-mails will be sent out with a list of all Club events and times. All meetings/events can be scheduled with Natalie Dunn. A few events coming up: football season \$10 buckets, food specials and potluck is always encouraged; annual Halloween Kids Party, Oct. 27 and the 19th Hole Halloween Party, Oct. 28. And to start the Holiday season the HHWC Christmas Brunch and Breakfast with Santa are scheduled for December.
If you are not getting emails for the Club's events, please check with Judy to get on the email distribution list.
6. Harbor Hills Women's Club
Betty O'Leary welcomed any new members to join the women's club as a good way to meet your neighbors. The Club paid for the Lakeshore Dr W playground equipment, helped fund the Harbor Hills Directory, and helped with planting and maintaining the flower beds around the park. The Club also contributes to local charities.
7. Buckeye Lake Region Corp.
Matt Baumann gave an update on the Buckeye Lake Aeration project. There are 20 systems now in operation around the lake. Positive results have already been reported with reduced high risk warnings of blue-green algae. Matt indicated that

every homeowner can help keep our lake healthy by not polluting with grass clippings, leaves, and over fertilizing our lawns. He suggested taking a look at his lawn which is mulched only with his grass clippings. Matt also noted the passing of George O'Donnell, founder of Buckeye Lake for Tomorrow and Merv Bartholow who contributed greatly to the future of Buckeye Lake. The new dredger is up and running and it will probably take 10 years to do the entire lake. Lily pads have been cut, but not harvested. The geese population is still very high, but the adding of eggs in the nest has helped decrease the population, along with over 400 geese being relocated. Recommended the website [BeachGuard | Ohio.gov | Official Website of the State of Ohio](#) for more information.

8. HHCA Trustee Election

Dan Hayes, Hayes Law Offices. Dan is engaged as our legal counsel for updating our regulations and overseeing the voting. Dan introduced Janet Johnsen and Randy Keller whose 3-year term ended in 2022 along with two additional nominees, Bonnie Miller and David Moore. Residents were given one ballot per household as they checked in. Randy has been a Trustee for one year and is Chairman of the Building Committee. Janet Johnsen has lived in Harbor Hills for 10 years and been secretary for 3 years. Bonnie Miller has 5 children, works for Village of Hebron, David Moore has lived in Harbor Hills for 5 years..... There were no nominations from the floor. Motion to accept these nominations; Randy Keller, motion by Jean Claugus, 2nd Terry Talbott, Janet Johnsen, motion (unclear) 2ed by Karen Glade; Bonnie Miller, motion Clayton Lattimer, 2nd Bob Quayle, David Moore motion Tammy (unclear), 2ed Cindy (Unclear). Closed for nominations motion (unclear) 2nd (unclear) Dan reminded everyone that each household has one vote, select two candidates from the ballot in their envelope, and put it in the ballot box.

Dan asked everyone to try to disagree respectfully, let all the reporting be finished, and then make comments. Try to keep the meeting moving along and then make comments at the end of the reports.

9. Treasurer's Report

Karen referred to the profit and loss report attached for the period May 1, 2021 to April 30, 2022, which is the fiscal year for the Association. All annual dues have been paid. The general fund expenses are outlined in the handout with the largest expenses being trash collection, street lighting and grounds maintenance. Any money received from the Bubbler System and Dock payments after April 30, 2022 are not reflected in this report. There is a \$300,000 balance with \$250,000

in a savings account. Financial report followed the same format as last year's report. A request was made to do a 3 year comparison spreadsheet.

A suggestion was made to use some extra money for gravel for Lake Shore Drive West triangle. People park at the triangle and create a dangerous situation.

10. Building Committee

The Building Committee includes Randy Keller -Chairman, Larry Cox (Trustee), Ken Johnson, Chance Brockway and Terry Talbott.

Randy indicated that extensive instructions for all building issues are on our website as well as an extensive list of all contacts for further information from Licking Township, Engineering, Building Codes, etc. The website is set up to make it easier for you to find the information that is required for a building project. New builds are slowing down but there have been 17 permit requests this past year and 14 of them have been issued to date. Randy explained that a lot of hours are spent behind the scenes to ensure a vibrant community and to keep our property values up.

1. Neighbors filed a letter asking that an unsafe house be dealt with. A tear down date of November 7 has been reached and the property will be made safe.
2. A wall that was in violation has been torn down.
3. Regarding side setback regulations. Licking Township code is 10 ft. and Harbor Hills is a 6 ft setback, therefore Harbor Hills can approve 6 ft but the owner will have to ask for a variance from Licking Township and follow all their procedures.

Larry Cox has been the contact person regarding street lights that are out. Just let us know and we will contact AEP as they service them and we just pay a monthly fee.

Drainage

Storm water damage continues to be a problem in Harbor Hills. We are doing our best to minimize the amount of water damage to our roadways. Let us know when you see another water problem and we can at least look at it and try to resolve the issue the best we can. We are compiling a list of the drainage issues and then will prioritize, while collaborating with Licking County Township and the County. They are providing some assistance with culverts, drains, etc.

11. Licking County Water Division

Ian Nicky and Luke Murry gave a presentation of the 2022 Harbor Hills Waterline Replacement Project. Project updates can be found at www.harborhillswater.com

Ian indicated that due to a 60% response rate from Harbor Hills residents cooperating to do a self-inspection, cost has been kept down and the project is on schedule. The actual work will begin summer 2023 and will take 18-20 months to finish. There will be another public meeting once the contractor is on board.

12. Trustee Election Results

Terry Talbott, Jerry Kessler, Nancy Brunner and Pamela Clay were appointed to count the ballots. Dan announced that the two new Trustees are David Moore and Bonnie Miller.

Comments from Residents:

Phil Jones - Would like to see regulations changed to allow only one seat from the same household to hold a Trustee position.

Lisa Bowers - Inquired as to the landscape waste bins. They will be in both parks around October 15.

Sean Guyer - Indicated we were going in the wrong direction regarding the storage issue. We are a boating community, therefore our regulations should be adjusted to allow for some storage of boats and trailers.

Due to residents talking over each other, shouting to each other, and lack of any names being announced, the following is an outline of some of the concerns brought up in the chaos that followed!

Trash can regulation is impossible for some residents, as they can be seen from two or more streets.

Driveways have old clay tiles that are not working.

Some residents feel new rules and regulations should be refined for the betterment of the community.

Some residents feel there is no clear cut explanation for current storage violation letters, such as trailers that are used for business on a daily basis.

How do Board members get on Board? Apply to the nominating committee.

If Dan Hayes works as legal counsel for the Board, is he also working for Harbor Hills? He is here to enforce the rules that we have passed. He does not make the rules and regulations. If Harbor Hills wants to change current regulations, there will have to be a certified ballot sent to each resident.

Debbie Berkheimer expressed concern that people outside Harbor Hills are using the pickleball courts. Mike Wade who uses the courts weekly assured that those people are guests of Harbor Hills residents that are playing pickleball each week.

Randy responded to the trash can enclosure.
We made the decision to clarify the rule and act in the best regard for the community.

Question as to the new build on Freeman Memorial Drive next to the water tower. The County Engineer Office has the final approval. The Building Committee can not enforce something that the County Engineering Office has approved. We do everything we can to look out for the good of this community.

Matt Baumann thanked the current Board for all the hard work they have done. Rules were made, but don't take it out on the Board.

Dick Gidlow commented if the new Board is half as good as the old Board - we're in good shape.

Adjourned at 9:21 PM`