

## Harbor Hills Civic Association 2024 annual meeting minutes

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Location: Harbor Hills Country Club

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Date: September 26, 2024

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Time: 6:00PM

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1. Pledge
2. Public notice and thank you to Mike Hawley who resigned as Trustee. Call for volunteers to fill the vacant trustee position. Tammy Corriveau was the sole volunteer and thus appointed as trustee.
3. Mark Stauch introduced current board of trustees:
  - a. Mark Stauch                      President
  - b. James Stone                    Rules Violation Trustee
  - c. Kris Montgomery              Secretary
  - d. Dave Moore                    Vice President
  - e. Dave Ruffini                    Building Committee Trustee
4. Mark Stauch plans to be available at the HH Club House, likely on Tuesday evening, once a month, for resident Q&A. Other trustees will attend as available.
5. Water Line Project presentation by Ian Nickey
  - a. Work will become more intense in the next couple of weeks
  - b. The project is still on schedule to be done in September 2025
  - c. Mainline Phase 1 and 2 are completed.
  - d. Residents will be notified approximately 1 week prior to water disruption in the home. Also expect a knock at the door 24-48 hours prior to disruption. Directions on how to flush lines after this work is done will be available and were on the table at the meeting.
  - e. The bridge will be **reinforced** to allow for water line project to continue then the County will **replace** bridge entirely once water project is complete.
    - i. Reinforcement likely will happen on a weekend evening for minimal disruption (6-12 hours expected down time)
    - ii. While the bridge is down emergency vehicles will be placed on the other side.
    - iii. If you have a known medical issue, make note, and perhaps create emergency plan.
  - f. Several residents commented on how nice the folks working on the project have been.
  - g. The presence of fire hydrants may reduce homeowners' insurance rates. Once they are installed, call your agent to inquire about this.

6. HH Country Club presentation by Natalie Dunn
  - a. Dodi Zimmerman is the new Director of Golf
  - b. Robert Ferguson – grounds
  - c. New member rates will come out late Nov-December
  - d. Golf cart path permit and signing a waiver are needed for HH residents who wish to access Avondale by cart. They are \$25 and good through 2025.
  - e. Dates of events:
    - October 6th-** Harbor Community Golf Outing, 10am
    - October 10th-November 14th** Robin's art classes, Thursday 9-11am or 1-3pm
    - October 10th-** Show me the \$ begins. Every Thursday, 7-9pm
    - October 22nd-** Zingo begins. Every Tuesday, 6pm
    - October 25th-** Club Halloween Party with Knock em Stiff, 7-11pm
    - October 31st-** Kids Trick or Treat at clubhouse 6:30-8:00
    - November 8th-** Murder Mystery Dinner, 6-9pm
    - December 7th-** Breakfast with Santa, 9-11am
    - December 14th-** Club Christmas Party, time TBA
7. HH Women's Club presentation by Donna Brozovich
  - a. Donna is happy to have met so many people in a short time
  - b. Club works to beautify the neighborhood with flowers and landscaping
  - c. Invited other to join, meetings are the 3<sup>rd</sup> Thursday of each month.
8. Buckeye Lake for a better Tomorrow presentation by Beth Cauldwell
  - a. Water quality of the lake is again better this year than the past year.
  - b. No fish kill or algae blooms this year as we had often seen in the past
  - c. Beaches remained open on lake.
  - d. This group is hoping to purchase 50 acres near Honey Creek Rd. for a wetland that would further filter water coming into Buckeye Lake. This is a million-dollar project, the group is working to raise money amounting to 25% to apply for grants for the remaining costs. Consider donating money, writing letters if you, or an association you are part of, is wanting and able to help this project.
9. Board of Trustees philosophy comments by Mark Stauch
  - a. The current volunteer residents that are serving as trustees feel strongly, that we are appointed to be *good stewards* of the neighborhood. In addition that we represent the whole community. We hope to move forward with transparency, honesty, and be as forthcoming with information as possible.
  - b. Disagreements and differences of opinion are inevitable.
  - c. Residents, please use proper channels of communication for reporting issues.
    - i. If there is an issue with a neighbor, contact the neighbor(s) first to attempt to resolve it amicably.

- ii. Where there is a code violation, report the information to the proper authority.
- iii. Social media posts, even well intentioned, often misrepresent or inflame an issue and these sites are not monitored by trustees.  
(Secretary's note: The HHCA website and resident directory have contact information for many entities and businesses that serve the neighborhood.) Also note the Ohio Attorney General contact is 800-282-0515 or [ohioattorneygeneral.gov](http://ohioattorneygeneral.gov)

#### 10. Building Committee update by Mark Stauch

- a. Many issues have surfaced with unauthorized buildings. Be sure to check with the *HHCA Code of Regulation and Building Restrictions* for information on what projects need a permit from HH prior to starting any construction.  
(Secretary's note: The code and regulations document is posted on the HHCA website)
- b. The Building Committee is comprised of 4 residents and a trustee. It was noted that we are fortunate that the construction related knowledge base of this group is large.
- c. Trustee and Building Committee duties are to enforce the code that is written. They cannot make changes for one person and not another, nor can they change the code.
- d. Yard waste dumpsters will be placed at both parks around Oct 15<sup>th</sup>, emptied once, then removed once they are full a second time.

#### 11. George South Project update by Kris Montgomery

- a. The original intent when HH was developed was that all homeowners would have a dock for access to the lake.
- b. Financial information in packets was presented
- c. Phase I and II income from sale of docks to residents ran out in 23-24 FY.
- d. Trustees plan to take of vote of HH residents to determine how to proceed with the project.

(Much Q&A occurred at this point, see below.)

The last of Kris's remarks were:

- e. Ballots will be mailed to all homeowners Oct 7, 2024. They must be postmarked by Oct 21, 2024.
- f. Four HH residents will count ballots: 1 trustee, 1 impartial resident, 1 resident in favor of docks, and 1 resident opposed to docks.

#### 12. Q&A Notes

a. If docks are built, park improvements, grading and seeding, a golf cart path, and cart path only sign are planned. Additional car parking, lights, and restrooms are **not** planned.

b. Docks will cost \$15,000 each for residents to purchase.

c. Appx 37 residents are on the dock waiting list. Residents who already own a dock, or who reside on the water, are not permitted to purchase a dock from the HHCA. The current dock list that was inherited from previous trustees, will be vetted for these restrictions.

d. Much discussion about individuals who own multiple docks

e. The ballot will be clarified, and an instruction sheet created prior to mailing.

f. Comment from resident that HH has a long history of dock issues.

g. A vote will allow us to evaluate what the neighborhood as a whole wants to see done with this dock project.

h. Community members are needed to help to identify if neighbors are violating dock rules by renting or granting use to non HH residents.

i. Comment from resident that the George South Park is the busiest dead end in the neighborhood, more docks will mean more traffic in this area of the neighborhood

j. Comment from resident that the 1954 deed for George South Park indicates that nothing should be built on this property.

k. Much discussion about Annual Dues was offered.

- Currently dues very low

- None of the increases in expenses have been passed on to residents for many years.

- It was voted about 10 years ago to not increase how dues are calculated

- Until this year, dock sale revenue was used to offset dues not covering rising costs.

- Some residents were in favor of increasing dues to cover expenses.

- How dues are calculated should be looked at, some residents with larger lots reported paying a higher bill than a neighbor with smaller lots.

l. Robin announced that her paintings are for sale and will be coming down for a wedding after the meeting. She still has a few spots in her 6-week painting classes that start Oct 10<sup>th</sup>.

m. A resident inquired about how to get the HHCA by laws changed. He is hoping to change the language in the rules about standalone garages.

Motion to adjourn made by gentleman in the back, seconded by Jen Huber

Meeting adjourned appx 7:30PM.

Respectfully submitted by Kris Montgomery (HHCA Trustee, Secretary)