

Harbor Hills Civic Association

Annual Meeting Report

September 16, 2021

7:30 PM HHCC

Written Report:

Harbor Hills Civic Association holds a yearly meeting in September to report the business of the association. A meeting was not held in 2020 due to restrictions by the State of Ohio and Licking County Health Department in response to COVID, and alternatively a written report was prepared and distributed by e-mail and drop box. Our 2019 meeting was held at the Harbor Hills Country Club. For this 2021 meeting, we are sharing our comments in this report so residents not in attendance can read our report at their convenience. This is a great place to live, and we should all have shared collaborative participation.

-Treasurer's report

Harbor Hills is a not-for-profit organization, and historically the income from yearly dues met the expenses of trash collection, street lighting and park upkeep. Expenses like trash collection have historically increased, and dues were set to meet expenses. Our fiscal year is May 1 to the end of April. Our Profit and Loss report is attached for May 1, 2020 to end April 2021, along with status of this fiscal year May 1, 2021 to end August, 2021. Graham Tax Services has filed yearly IRS tax filings the past 2 years. Last year was a bit unique in that we collected and closed on 5 property liens, we received payments from our previous trash company from a class action lawsuit, AEP did an audit of our street lights and found we had been over charged by about 20 lights (70 vs 50) so our AEP bill was zero for several months of the year and we received income from the sale of docks at George South.

Once ODNR repaired the dam, HHCA decided to sell the rental docks at George South to non-waterfront residents, and working with ODNR, additional docks were built in 2021 to sell to non-waterfront residents. We have many more residents that want a dock, but more docks will require substantial shoreline removal. Docks have been sold at market rates, and the financial details are enclosed in a separate document for Harbor Hills residents review. This dock income is spread over about 5 years, and Harbor Hills Trustees and residents need to work together to prioritize and decide how to use this unique revenue. I recommend a resident and Trustee team be assembled to identify, and prioritize investment options. For now, the funds are in the bank, and we continue to budget ongoing expenses against yearly fees. We have filed IRS tax returns the past 2 fiscal years, and a plan needs to be developed for this unusual revenue situation. We have also worked to minimize expenses, including an audit of AEP street lighting, resulting in the reduction of over 20 street lights (billings from AEP that were historically made in error). Trustees are non-compensated volunteers, and are doing their part to minimize costs incurred. In the proposed changes to the Regulations, a dues increase was not included since we have a sizable surplus from dock sales, but we need to keep an eye on expenses vs dues income to ensure we are within budget on an ongoing basis. Lastly, I want to note that our fiscal year starts May 1, and I have started the practice of issuing yearly dues invoices as of May 1, to make a clear delineation of fiscal year transactions. For several years, most invoices have been sent by e-mail, and this has mostly worked, but for some it is not viable. It has taken 3 months to collect payments, with 2nd notices required. This does not

mean residents are delinquent, but in many cases they simply did not receive the email notification. For 2022, I recommend sending all invoices by USPS and evaluate if this is a better process. We try to keep our cost down, and this will cost a bit, but spending 3 months to collect due payments is time consuming.

Questions? Call or see me. Mike Martin

-Building Committee report

The building committee approves all new construction and exterior remodeling, and developed the updates to the Building Regulations recently voted on for detached garages. The committee includes Larry Cox, Sonny Brockway, Ken Johnson, Randy Keller and Terry Talbott.

This past year, the committee reviewed proposals and approved the following:

- 4 new houses
- 6 room additions
- 2 patio/decks
- 3 fences
- 3 swimming pools

The committee reviews residences for violations to our Building Regulations, and have taken the following actions:

- 2 Licking Township zoning variances
- 2 resident violations and warning letters
- 1 legal action in progress

-Parks, George South changes and Beautification Committee

We worked with ODNR and contractors to dredge and build 14 new dock slips at George South for non-waterfront Harbor Hills residents. Randy Keller approached ODNR with this idea, and he was our project manager. More residents want a dock, but for now we did what we could. The previous docks at George South were sold to residents at \$13,000 per slip, and these new slips were sold at \$15,000 due to the cost incurred to construct them. We have asked the dock builder to return and install dock tie off posts, another tree may need to be removed due to root damage, and the excavated clay/dirt needs to be removed or spread and seeded. A detailed spreadsheet of dock sales is included as an attachment. We sold these with payments over 3 years at no interest. To build these docks, trees had to be removed, and now we are trying to add replacement trees and landscape. We are asking for volunteers for a Beautification Committee. Please get with Susie Schell if you are interested. This Committee will help with a landscaping plan and other projects to make George South Park a park for all age groups to enjoy.

Harbor Hills maintains several parks, including George South which is the only park we own, and the others which we lease from Licking County. We recently replaced the support posts of the small shelter house at Lakeshore Drive West, since they were rotten and by our agreement with the county we provide the park maintenance. We also own the sports court, and we have been monitoring the condition of the court and obtaining estimates for resurfacing.

Adam Hunt has been the Trustee overseeing park maintenance, and has worked with Sally Howarth on memorial trees. Please see Sally if you are interested in planting a memorial tree. We work collaboratively with the Women's Club and the 19th Hole to make Harbor Hills more

beautiful, and this takes volunteers and lots of water for the plantings. This year, the golf cart used for watering broke down, and we replaced it with a \$4,600 used cart.

We plan to have the fall landscape recycling bins in the parking lots of Lakeshore East and West starting around October 15.

-Revisions to HHCA Regulations

A few years ago, we updated our regulations, and here we are again. Replacing our regulations requires a majority of those voting to pass the changes. This is a legal process, so we have engaged our legal council to present the changes to you, and to certify the voting. Once done, it applies to all of us. These changes are based on request from residents. Times change, needs change, and the Trustees have prepared these changes based on the comments we have received. This is your decision. We, the Trustees are not requesting these changes, it is up to the residents to accept or reject them.

Dan Hayes is our Attorney, and will attend our annual meeting to review the voting outcome for the changes to the Regulations. As of the time of preparing this document, we have not been notified of the results.

-Sheriff's Community Services

We worked with the Sheriff's department to address some non-resident incidents that occurred at George South. Captain Slayman installed a temporary trail camera to try to record some incidents, and we later installed a more permanent camera in the George South turn around. The camera is on an AEP light pole, and they were gracious to give us free power for the camera, and the video is being recorded. This is strictly for the Sheriff's department use if more occurrences happen and needs investigated. We implemented this ourselves, costing the Association only the expense of the equipment.

-Buckeye Lake Region Corp - Matt Baumann

Meeting handout will be posted on our web site
WWW.HHCAOH.COM

-Harbor Hills Women's Club – Kathi Heins

-Roads:

A resident asked: "Does anyone know when they are going to fix these roads in Harbor Hills. You can't even ride your Golf Cart Your Bike Walk or anything Else without Issues (sic)." I totally agree. The roads are a mess. I walk them every day, and most days I wear ankle boots so I don't roll my ankles. We met with the Township and County earlier this year (and several other times during the year) and I know the Township is starting the process to apply for Ohio Public Work fund money from the state to pave their roads, and the County is considering joining that effort. Nothing is approved. The earliest would be next year, but nothing is certain. They know it needs done, but they need funding. The County will review all of their roads this fall, and will prioritize their plan for 2022. In the mean time, we will continue to see small repairs from their operating budget, but that is not the end game, and they know that. We continue to point out issues they can address, but in the end, they decide what work actually gets done. They are nice enough to put up with me pointing out problem areas, but they are the professionals and decision makers. If you know a County Commissioner, you can help by asking them to invest in our roads. We need to get their attention.

Question? See me. Mike Martin

-Speed bumps:

It is really frustrating and disappointing to see residents, visitors, contractors ignore the posted speed limits and ignore stop signs. It was the Sheriff Department's recommendation that we install our radar sign since they had studies that concluded that radar signs help. I believe it has reminded many to slow down, but it has not solved all the issues. With all of our walkers, runners, golf carts, children, this is a safety issue. We have asked and received increased patrols this summer, using school deputies, but we are not aware of any citations issued. Some residents have asked for speed bumps. We asked the Sheriff Department about those, and they deferred to the County Highway Department. We asked the County Engineer and the Superintendent of Highway Maintenance if we could install removable bumps during the non snow plow season, at our expense, but they have advised us they will not allow speed bumps on County roads. They do not have these anywhere else on their roads in the County. It is basically up to us, we all need to slow down, and expect that of others.

It has been our pleasure to volunteer with you to make Harbor Hills a great place to live. The more we collaborate, the better it will be.

Your Trustees:

Susie Schell

Larry Cox

Adam Hunt

Janet Johnsen

Randy Keller

Mike Martin

Previous meeting minutes can be found at our web site:

WWW.HHCAOH.COM

Harbor Hills Civic Association
Street and Drainage Infrastructure
Sept 10, 2019

“We all agree that our roads and drainage infrastructure needs Improvement”

Short Term Maintenance Focus

- Coordination meeting April with County and Township
- Frequent informal E-Mail and one on one discussions
- Both HHCA and County/Township identify and prioritize needed work
- They have been great to work with !!!!!
- County and Township make final decision on timing and scope (and available budget)
- HHCA developed WEB & FAQ to help residents know history and recommendations
- HHCA met with Buckeye Lake Watershed
- HHCA can advise resident drainage issues
- With fall leaves, we all need to help and clean out swales and drains from clogging debris

Long Term Strategic Focus

- How can we get our roads and more drainage improved
- Have discussed long term funding needs with Township Trustee and County Maintenance Department Leader
- Opening dialog with County Engineer
- Plan to develop a stronger relationship with County Commissioners with a goal of issue awareness and improved funding for HHCA infrastructure

Realistically, everything will not get fixed ASAP
We need to continue incremental improvements while also pursuing Big Change in parallel
www.hhcaoh.com

Mike Martin 9.4.2019