

HHCA ANNUAL MEETING Minutes
September 25, 2025
6:00 pm HHCC

Meeting was called to order by Dave Moore

The 56 residents who attended the meeting are attached at the end of these minutes.

I. Welcome and Introductions

- A. Dave M lead the Pledge
- B. Dave M thanked outgoing trustees Kris M and Dave R, the Building committee Chair Karl Senter, as well as the Building Committee members.
- C. Dave also thanked the Welcome Committee, Terry Talbott and Jerry Kessler
- D. Dave shared that two volunteers had come forward to serve as trustees for the next rotation, Sarah Senter and Peg Miller. Bruce Johnston made a motion to approve Sarah and Peg, Dick Vandergrift seconded the motion. Peg Miller and Sarah Senter were unanimously approved by show of hands of those in attendance to serve as trustees for the HHCA.
- E. Various comments:
 - a. The tunnel will not begin being rebuilt until next year -Matt Baumann.
 - b. Speed limits being taken advantage of, please watch speed in the neighborhood. – Dave M
 - c. Note that a driver's license is required to be driving a golf cart. Dave M

II. New Business

- A. HH Women's Club -Next year is the 70th year, to mark the occasion they will be selling cookbooks. This club meets April thru Dec on the third Thursday of the month. Oct 16th is the next meeting.
- B. Matt Baumann discussed a host of projects that are going on around the lake. He is the representative for Buckeye Lake for Tomorrow as well as Buckeye Lake Regional Corp.
 - a. Ground breaking will occur next week on Phase I at Picnic Point. Thirty transient docks will be built there along with park improvements. This phase is projected to be finished by this winter. Phase II will include upgrades to Crystal Beach and the restrooms.
 - b. The data centers that are planning to be built near Millersport have offered to give money to various projects around the lake, including Millersport Canal restoration.
 - c. In general, the Lake Keeper group is trying to protect the quality of the lake. They are making efforts to restore and develop wetlands, improve the health of feeder creeks, and remove debris in areas around the lake. Some of their projects to improve water quality are the Canadian Geese addling egg project, Carp Fishing Tournament, Water testing and River Roundup clean up days. If you are interested in this important work, contact Matt as they are always looking for

volunteers. This year for the first time, OSU Newark will be out to take water samples and test water quality.

- C. Dave Miller, Licking Township Trustee, reported he and others are working to get issues fixed with the new roads. He noted that some of the roads in HH, Lakeshore East and West for example, are not Township roads, but Licking County owned. He is willing to assist in contacting LC with issues but is not ultimately responsible. Dave also mentioned the water problems are numerous in the neighborhood due to the way this community was built. The aging storm drainage lines in the neighborhood belong to HH not the township.
 - a. A resident brought up the 55MPH speed sign on Freeman Memorial should be less than 55MPH. This is a LC road.
 - b. Another resident suggested putting up a mirror so drivers can see when turning left.
 - c. There was another question about political signs being limited to 5 or 6 at the parks or no signs allowed at the parks.

III. Neighborhood Communications

- A. Dave M gave an update on the George South Park dock project. In the past year the HHCA was served with a Cease-and-Desist document by a resident. There is a lawsuit on going by a person who fell on one of the current docks. Also ODNR has yet to find five acres of land to accommodate dredge material. We still have not received information from Amry Corp of Engineers about necessary permits. These issues have the GS Docks basically on hold.

Matt B mentioned there are three lots that BL Regional Corp is looking to buy to create a wetland. This land may be a place for dredging material.

- B. Dave M discussed several changes to the HH Code of Regulations (These were attached to the agenda)
Trustees are looking into raising annual dues, we are suggesting the authorization to go to \$350 annually and eliminate the 0.006 per sq ft. The lot fee for lots with no home would be \$50.
- C. Dave M presented the Annual Financials (Document attached to the packet as well) Overall about \$352-\$360 per house in HH covers our annual expenses.
- D. Tammy C suggested some ideas for neighborhood improvements:
 - a. She inquired how residents felt about making the HH neighborhood “No Soliciting”. Most attendees were in favor of making it this way.
 - b. Please put the address on your house for first responders.
 - c. Tammy is looking for volunteers to perform some small tasks around neighborhood like repairing benches, small painting projects, park

clean up, and the like. Contact Tammy if you are interested in being part of this group

- E. 4th of July Celebration Coordinator is needed. This entails calling to reserve bounce house, arranging the golf cart parade. Trustees will continue to provide food and refreshments. Please let a trustee know if you would be willing to assist.
- F. The neighborhood website, HHCAOH.com, has information about services around the neighborhood.
- G. Violations / Actions : James explained the importance of protecting the neighborhood by abiding by Code of Regulations. Trustees will be looking into updating several issues in the Code of Regulations. A draft of these changes is in the agenda packet given out at the meeting. This packet will be posted on the HH website as well.
- H. Changes to Code of Regulations will be sent out this winter to residents for a vote.

IV. Open Forum Q & A – for Community Issues only.

- A. A resident asked about getting a private recycling bin from Winwaste. Dave Moore has a contact person and can arrange for Winwaste to deliver a bin. He is hoping to put this person's contact number on the website and directory but will have to get permission from this person. The cost is \$10 per month for bins.
- B. The dumpsters were put in the parks today. Note they are for **Yard Waste** only. They will be there until Nov 15th.
- C. A resident asked about the possibility of getting the large recycling bins back. Due to "residents putting non-recyclable/trash items in the bin and keeping area clean, the golf course staff had trouble keeping the area clean. The bin will not be going back in.
- D. For individual concerns, there was a sign up sheet. Trustees will meet and address these on Monday, October 6th at 4:30 pm

Meeting adjourned at 7:09PM

Contact numbers for local services/officials:

Licking Co Roads	(740) 670-5280
Township Trustees:	
John Cormican	(740) 899-6451
John Holman	(740) 404-4721
Dave Miller	(740) 404-4720
Licking Co. Water Dept	(740) 928-0302

Minutes respectfully submitted by Kris Montgomery

Statement of Activity

HARBOR HILLS CIVIC ASSOCIATION

May 1, 2024-April 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	MAY 1 2024 - APR 30 2025	MAY 1 2023 - APR 30 2024 (PY)
Income		
General Fund Income	0	0
Annual Dues Assessments	111,151.11	109,633.90
Other Income	2,180.25	3,464.89
Total for General Fund Income	\$113,331.36	\$113,098.79
Unapplied Cash Payment Income	2,418.66	
Uncategorized Income	37,074.91	
Total for Income	\$152,824.93	\$113,098.79
Cost of Goods Sold		
Gross Profit	\$152,824.93	\$113,098.79
Expenses		
Bank Charges	122.00	27.20
General Fund Expenses	0	0
Grounds Care & Maintenance	22,075.09	34,895.67
Insurance & Legal	5,840.10	7,181.50
Miscellaneous Expenses - 4th of July, flag, storage shed,	8,264.18	26,498.44
Office Supplies & Postage	1,339.21	524.45
Parks Mowing & Upkeep	2,169.67	31,550.63
Printing & Public Relations	1,498.93	
Property Taxes	11.10	8.40
Street Lighting & Utilities	10,265.55	11,232.29
Trash Collection	63,113.78	55,244.72
Total for General Fund Expenses	\$114,577.61	\$167,136.10
QuickBooks Payments Fees	2.34	159.14
Total for Expenses	\$114,701.95	\$167,322.44
Net Operating Income	\$38,122.98	-\$54,223.65
Other Income		
Docks Revenue-Other Revenue		65,000.00
Total for Other Income	0	\$65,000.00
Other Expenses		
Net Other Income	0	\$65,000.00
Net Income	\$38,122.98	\$10,776.35

Statement of Financial Position
HARBOR HILLS CIVIC ASSOCIATION
As of April 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	AS OF APRIL 30, 2025	AS OF APRIL 30, 2024 (PY)
Assets		
Current Assets		
Bank Accounts	45,062.12	9,450.57
Park National Bank-Checking	244,975.30	242,795.85
Park National Bank- Savings	\$290,037.42	\$252,246.42
Total for Bank Accounts		
Accounts Receivable		
Accounts Receivable	0	0
Total for Accounts Receivable		
Other Current Assets	0	0
Inventory Asset	50,000.00 <i>+ interest</i>	50,000.00
CD	\$50,000.00	\$50,000.00
Total for Inventory Asset		
Prepaid Dues		
Uncategorized Asset		
Undeposited Funds	331.98	
Total for Other Current Assets	\$50,331.98	\$50,000.00
Total for Current Assets	\$340,369.40	\$302,246.42
Fixed Assets		
Equipment	4,600.00	4,600.00
Prepaid Assess. & Expenses		
Prepaid Dock Rentals		
Total for Fixed Assets	\$4,600.00	\$4,600.00
Other Assets		
Total for Assets	\$344,969.40	\$306,846.42
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		
Total for Accounts Payable	0	0
Credit Cards		
Other Current Liabilities		
Committed Expenses		
Total for Other Current Liabilities	0	0
Total for Current Liabilities	0	0
Long-term Liabilities		
Total for Liabilities	0	0

Statement of Financial Position
HARBOR HILLS CIVIC ASSOCIATION
As of April 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	AS OF APRIL 30, 2025	AS OF APRIL 30, 2024 (PY)
Equity		
Investment		
Opening Bal Equity		
Reconciliation Adjustments		
Retained Earnings	306,846.42	296,070.07
Net Income	38,122.98	10,776.35
Total for Equity	\$344,969.40	\$306,846.42
Total for Liabilities and Equity	\$344,969.40	\$306,846.42

CHANGES TO CODE OF REGULATIONS PROPOSAL – 2025

Board members and the Building Committee will be reviewing revisions to our current Code of Regulations. These changes will require our attorney, Jenn Huber to advise, rewrite and send to residents for a vote:

General Provisions

1. Introduction (Pg 4)
 - Change number of board members to either 5 or 7 (depending on number of volunteers). This needs to be an odd number for voting purposes.
3. Definitions (Pg 5)
 - #5 Change from 3' decorative fence to 4' decorative fence.
 - #9 Chain link fence, not permitted.
 - #41 Retaining wall – a structural barrier designed to hold back earth or other materials from collapsing, providing stability to steep slopes, terraces, or excavations. These structures are essential for creating level, usable spaces on sloping terrain, controlling soil erosion, and managing water runoff and may not exceed 30" above grade. Any wall above 4' in height needs to be designed by a structural engineer.
 - #42 Seat wall – is a low, built-in structure in a landscape that serves as both an architectural feature and a functional place to sit, providing a permanent alternative to traditional patio furniture. Can not exceed 30" in height.

Development and Use Restrictions

Article I - Use Restrictions

A. Use of Land

(Renumbering 4 – 12 with addition of new #3)

#3; (Pg 8) Pools:
Pool fences must meet all requirements, not to exceed forty-eight (48") in height and must be of open design (no solid enclosures). Any swimming pool cover, in lieu of a fence, must comply with applicable governmental requirements and must be satisfactory to the homeowner's insurance carrier.

#7; (Pg 10) Except for reasonable real estate signs advertising a home or lot for sale, no signs of a business or commercial nature shall be permitted on the premises with the tract. (Current #7).

Revise last sentence to include: Political signs (including banners and flags) are permitted provided they are placed

no sooner than 30 days prior to an election and removed within 7 days after election

Incorporate violations of \$100/monthly after 30 days notification, as described in #8 to end of paragraph for #7

#8; (Pg 10) Resident's vehicles must be parked in their driveway. Not in yards or empty lots owned by owner (Current #8)

Change 60 days to 30 days after notification.

#10; (Pg 11) (Current #10)
a. Change six (6) feet by deed restrictions to 10 feet. Remove last sentence.

#10; (Pg. 11 Continued)
c. Change setback from 35' to 30' to match townships.

#12; (Pg 11) Change "Company" to "Building Committee" (Current #12)
Edit after "building committee" to say: If the owners fail to keep premises in the conditions above, then the Civic Association, at the owners expense, may enter thereon and cut and remove such grass or weeds in the same manner of other nuisances.

#14; (Pg. 11 – new) The placement of outdoor bathroom facilities (porta-pottys) on an owners lot is only permitted for a reasonable time while a construction job is being consistently performed. Residents may not have one on their premises at any other time.

C. Enforcement of Restrictions

#2; (Pg 12) Change to read: Violations to the Building Codes within Harbor Hills, per resident, will be assessed:

\$100.00 first violation
\$500.00 second violation
\$1000.00 third violation

#3; (Pg 12) (Addition)
Any board approved variances are to be written by Building Committee Board Trustee and signed by board members.

Article II – Architectural Standards

B. Building Standards to be applied

#5; (Pg 13) (Addition)

Instead of a fence, an automatic pool cover complying with the requirements of Article I(A) is permitted; automatic pool covers must comply with the applicable governmental requirements and must be satisfactory to the homeowner's insurance carrier

#5; (Pg 13) (Remove)

"not to exceed", change to "4' ft. max"

Article IV – Maintenance

A. Maintenance Obligations

#1 (Pg. 16) Increase annual dues to \$350 per year for lots with homes.

Removing the .006 formula for residential size. Additional lots, with home not sitting on it or empty lots owned without a home, \$50 per year. Permit board to adjust annual dues not to exceed \$500 or \$75, respectively, as necessary, without additional vote from residents.

#1a (Pg 16) (Addition)

For all annual dues not paid by May 1st of each year, a monthly penalty will be added until paid. After 6 months, a lien will be filed against the homeowner's lot and the 10% penalty will continue to accrue until the payment is received.

#2d (Pg 16) Correct typo "tot" to "lot"

B. Association Services

#1 (Pg 17) Remove trash pickup date

Article VII – Association Governance

A. Board of Trustees

#6 (Pg. 19) (Addition)

It is the responsibility of the Board of Trustees to file or see that required annual Civic Association taxes are filed

G. Social Organizations

#2 (Pg 21) Remove meeting dates