

**HARBOR DRIVE HOMEOWNER ASSOCIATION**  
**ANNUAL GENERAL MEMBERSHIP MEETING**

[www.harbor-drive.com](http://www.harbor-drive.com)

October 30<sup>th</sup>, 2019

The meeting was called to order by Larry Wrass at 7:08 P.M.

**Members in Attendance:**

Board Members:

Larry Wrass, President  
Scott Verbecke, Vice President (absent due to travel)  
Kristie Lohmann, Secretary  
Judy Vandenbossche, Treasurer  
Dave Claeys, Board Member at large  
George Delanuez, Board Member at large  
Karen You-Pang, Board Member at large

A total of 25 properties were represented, the largest homeowner attendance in recent years, see attached sign-in sheet.

**Opening Remarks by Larry Wrass:**

Larry gave a brief history of Harbor Drive Island and board, reiterated the responsibility of the board is to represent the best interest of the community and enhance the value of the properties. Achievements included: private road, landscape at the front, bridge repair, website for community communication and showcasing the community, security cameras, snow plowing, weed control, and social events. The board sometimes also plays a role of a liaison to the city and some real estate agencies. He encouraged all people to get involved.

**2018 meeting minutes were read by Kristie Lohmann:**

Bernie Degan motioned to approve the minutes, Larry Wrass seconded, with most community members present in favor. 2018 general meeting minutes were approved as written.

**Treasurer's Report by Judy Vandenbossche**

Current Balance is \$30,559 with \$20,287 in checking account. \$10,000 CD that was purchased in August 2018 is now worth \$10,272.

**Budget Review by Larry Wrass:** 2019 Budget was reviewed and 2020 Budget was presented and approved.

2019 total income was \$19,322 and total expenses were \$27,354:

- Flooding control cost over \$7,500 with pumps, plugs, bags, couplings, hoses, and labor.
- Capital improvements cost \$5,500 on bridge lights and 110v power outlets.
- Front entrance labor/maintenance included \$1,000 design from Wiegand's Nursery and English Gardens. Community members present complimented on front entrance landscaping and lights.
- Brick paver maintenance was budgeted for \$5,000, but no repair work was done in 2019. \$1,050 was spent on other related road maintenance work.
- Further capital improvements will be suspended.

Many items were discussed due to high water level:

- Possible ice damage to the bridge with several ideas like bubbler or fountain – no further action agreed upon.
- Skimmer to remove weeds due to stagnant water – no further action agreed upon.
- Army Corps of Engineers were consulted but no specific recommendation was made.
- 67 owners out of 81 paid the dues to-date. Karen Hearn questioned about the money spent on bridge

lights, not enough on road flooding. She was also assured by board that owners with pumps onsite for road flooding were reimbursed for electricity cost.

- Glenn Neuner commented on road flood control, also asked to have all board meeting minutes published as well as any spending over \$1,000.00.
- This year has been a learning experience for everyone to deal with high water with bags and pumps.
- Kristin Straetmans raised the concern about land erosion on southeast end of the road. 12 to 14 feet of land was lost. Lot owner, Elmer Rabine, has a permit from township which will expire in Dec. Nothing can be done till then.
- There is a risk of road flooding next year, and we don't have enough funding for catastrophic high water levels.
- Community members gave board and road committee high marks for keeping the road flooding in control.
- Homeowners are encouraged to contact board members directly with concerns and ideas. Board members meet five to six times a year to discuss issues, and agreed to publish meeting minutes in emails.
- No new capital improvements were proposed, storm drain cleaning budgeted for \$2,500 was tabled.
- Dave Wielinga was paid \$8,000 by HOA for all maintenance-related work and he's been a great help.

2020 Budget and dues increase:

- Tom Houck motioned to approve 2020 Budget with a change to move \$2500 from drain cleaning to flood control. It was seconded by George Delanuez. All were in favor. 2020 budget was passed.
- For 2019, HOA had a deficient spending of \$6,000, due to high water and flood control. A \$50 annual dues increase was proposed and voted upon. Larry motioned to pass the dues increase, Mark Lohmann seconded, most were in favor. The motion was passed. \$300 annual dues starting 2020 was approved.

## **Old Business:**

### Lake Pro Canal Treatments:

Continue to use Lake Pro for next year's canal treatments (three times per year).

### New Video Surveillance Cameras:

Tom Houck purchased and installed the new system in October with three new cameras for \$926 (instead of \$1500 budgeted). Tom demonstrated the new system with much better video quality and resolution. Both day and night visions were shown. All community members who attended the meeting were very impressed with the clarity of the videos. Cameras from previous system were reused as well. 8TB of storage is purchased and that can be used to store over two months of video assuming continuous 24/7 surveillance of all three new cameras. Homeowners whose HOA dues are paid up and current, can contact board members to request access to video of specific time spans, if they have any concerns. Cole Gagliano helped with cameras and website.

### Blight Committee Report:

There has been progress made last year. Committee received ordinance from township defining the blight as unregistered vehicles, building materials, junk, junk boats, old automobiles, old motor vehicles, trash and rubbish. Chesterfield Township Code Enforcement inspected the street. Eight to ten residents cleaned-up the sites with three remaining violators 1) Elmer Rabine's dirt pile (He has a permit till end of December). 2) Tom Bachman with a total of eight boats and cars parked without registrations, and trash with some small cleanup effort. Tom went to court every month to get extension on cleanups. 3) Celina Empedrado with old boats parked. Judy explained about Stan's dirt pile and Stan explained reasons for dirt pile. Stan Masakowski reiterated his plan to complete the remodel as residential property, and take out the sign on the street to enhance the look of the community. Diane Newman also stated that she was working as hard as she can to clean out the brick paver piles. Jerry Masakowski suggested better communication between the blight committee and community members. Judy V. expressed frustration as it has been very hard to approach and get hold of Celina, and Jerry volunteered his assistance. Jerry

Blackett expressed the frustration with the small progress on Tom Bachman's cleanup effort. A three-strike rule was proposed by Jerry. Larry accepted new suggestion to communicate; Glenn motioned to have three notices sent before turning the community members to the township enforcement, and Board agreed to have three notices sent for future violations.

#### Street Lights:

Survey results were included in the agenda. On November 9<sup>th</sup>, three existing street light bulbs will be replaced by DTE with 58-watt LED bulbs, at no cost. Kristin Straetmans mentioned another street light at her end of the street. New street lights should allow for on-off switches and a street light committee is needed. The effort for new street lights was tabled till next year to save funding.

#### Christmas Lights:

Installation is usually the Sunday before Thanksgiving. Jason Alexander, Danny Lichocki and Scott Verbeke will continue to install them. There is a \$500 approved budget.

#### Social:

No social event in 2019.

### **New Business:**

#### Road Committee and Flood Control Report:

Committee Chair Tom Houck reviewed and presented a detailed flood control report as attached. Historical water level of [Lake Saint Clair](#) was reviewed as we broke 100-year level this year with 577.43 ft above sea level. If the water is higher by six inches in 2020, we are facing more challenges and difficulties. Neighbors are strongly requested to drive SLOWLY if there are water puddles on the street. Road committee was highly praised by all for a great job done to control the street flooding. All neighbors are asked to all pitch in and pull the rope together to deal with high water by paying the dues and helping whenever asked.

#### Bridge Lightings:

It has been completed.

Entrance Landscape Upgrade (we need a chairperson): Further work has been tabled to reserve funding for flood control.

#### Street Parking:

Historically there is no parking on our street due to fire concerns. The street is 20 feet wide. Currently there are nine 15-mile-speed-limit signs. Judy contacted Chesterfield Fire Department and learned that if there was a fire on the street, the fire truck won't be able to drive through with street parking. Each fire truck has 500-ft hose and a tanker truck carries 750 gallons of water. Fire size doubles every minute and on the private road the community members are responsible to keep the road clear. Larry added about ambulance access on the road as well. Police won't be able to issue tickets without signage. Many community members provided their input and feedback. A policy of canal side parking only when necessary was proposed. Larry motioned to pass the proposal, seconded by George Delanuez. The motion was passed with most community members present in favor. No new signage will be added. A notice of only canal side parking allowed will be sent to all community members.

Dogs: There is a leash law for dogs. Please clean up after your pets.

Voting on proposed annual HOA due increase for 2020: Passed

**Election of Officers:**

Kristie Lohmann resigned and retired as board secretary after 16 years. Karen Pang agreed to take over as Secretary. Larry Wrass resigned and will retire at the end of the year. Larry moved in the neighborhood in 2000, and has been on the Board since 2002. He took over as president after past president Dan Vandebossche passed. Larry volunteered himself as a consultant to the new president and urged new people to join the Board to contribute new ideas. Mark Lohmann self-nominated and was voted onto the Board as a member-at-large. No one volunteered to be the new president at the meeting. We are looking for a new Board president.

Larry called to adjourn the meeting at 9:46 p.m.

**Sign-in Sheet**

1	Mark and Kristi Lohmann
2	Susan McIntosh
3	Terry and Jerry Blackett
4	Judy Vandebossche
5	Tom and Amy Houck
6	Larry and Connie Wrass
7	Joe and Karen Pang
8	Michelle Verbecke
9	Jerry and JoAnn Masakowski
10	Danny and Jen Lichocki
11	Linda and Anthony Mannino
12	Kristin Straetmons
13	John Raymond
14	Bernie Degan
15	Karen Hearn
16	Jeff Himanek
17	Jason Alexander
18	Rob, Kim and Cole Gagliano
19	David Claeys
20	Ann Potteiger
21	Diane Newman
22	Don Hough
23	Stan Masakowski
24	Glenn Neuner
25	George Delanuez