

# 2019 ANNUAL REPORT

## HARBOR DRIVE HOMEOWNER ASSOCIATION

- 1) Meeting Minutes of 2019 Annual General Membership Meeting on October 30<sup>th</sup>, 2019
- 2) 2019 Balance & 2020 Budget Report as of Nov. 1<sup>st</sup> 2019
- 3) 2019 Households with Unpaid Association Fees
- 4) Road Committee Report
- 5) Great Lakes basin caps wettest 5 years ever with rainy October by Detroit News (11/5/2019):  
<https://www.detroitnews.com/story/news/local/michigan/2019/11/05/water-levels-great-lakes-high-6-month-forecast/4162364002/>

**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 Vandenbossche 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 Vandenbossche
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

## Harbor Drive Home Owners Association as of November 1st, 2019

		2019 Budget	2019 Actual	Budget Variance	Proposed 2020 Budget
	Income				
	Harbor Dr Annual Dues	\$16,000.00	\$17,250.00	\$1,250.00	\$16,000.00
	CD & Savings Interest	\$0.00	\$272.00	\$272.00	\$0.00
	Jefferson Canal Treatment Dues	\$1,750.00	\$1,800.00	\$50.00	\$1,750.00
A	<b>Total Income</b>	<b>\$17,750.00</b>	<b>\$19,322.00</b>	<b>\$1,572.00</b>	<b>\$17,750.00</b>
	Expenses				
	Administration Expenses	\$200.00	\$118.00	(\$82.00)	\$200.00
	DTE Electric Bill	\$300.00	\$280.00	(\$20.00)	\$600.00
	Snow Removal	\$1,700.00	\$1,700.00	\$0.00	\$1,700.00
	Rubber Blade for Plow	\$600.00	\$829.00	\$229.00	\$500.00
	Road/Entrance Maintenance				
	Signage	\$150.00	\$0.00	(\$150.00)	\$150.00
	Mulch	\$300.00	\$378.00	\$78.00	\$300.00
	Fertilizer/Roundup	\$400.00	\$248.00	(\$152.00)	\$400.00
	Entrance Labor/Maintenance	\$2,835.00	\$2,955.00	\$120.00	\$2,000.00
	Flowers	\$300.00	\$301.00	\$1.00	\$300.00
	Christmas Lights	\$500.00	\$453.00	(\$47.00)	\$500.00
	Entrance Lighting	\$0.00	\$0.00	\$0.00	\$100.00
	BrickPaver Road Maintenance	\$5,000.00	\$1,050.00	(\$3,950.00)	\$6,000.00
	Flood Control - Pumps&Bags	\$0.00	\$7,548.00	\$7,548.00	\$5,500.00
	Drain Cleaning	\$0.00	\$0.00	\$0.00	\$0.00
	Video System/Camera Updates	\$0.00	\$926.00	\$926.00	\$200.00
	Website Expenses	\$150.00	\$335.00	\$185.00	\$200.00
	Neighborhood Social Events	\$500.00	\$0.00	(\$500.00)	\$500.00
	Canal treatments & Permit	\$4,575.00	\$4,733.50	\$158.50	\$4,575.00
	Capital Improvements				
	Bridge Lighting	\$0.00	\$3,500.00	\$3,500.00	\$0.00
	Power outlets added	\$0.00	\$2,000.00	\$2,000.00	\$0.00
B	<b>Total Expenses</b>	<b>\$17,510.00</b>	<b>\$27,354.50</b>	<b>\$9,844.50</b>	<b>\$23,725.00</b>
A-B = C	<b>Annual Cash Flow - C</b>	<b>\$240.00</b>	<b>(\$8,032.50)</b>	<b>(\$8,272.50)</b>	<b>(\$5,975.00)</b>
D	October 18, 2018 Starting Cash Balance Carried over from Last Annual Meeting Includes CD.		\$38,592.00		
C+D=E	<b>Ending Cash Balance as of November 1st, 2019 Current Checking &amp; CD Balance - E</b>		<b>\$30,559.50</b>		

2019 UNPAID ASSOCIATION FEES  
10-30-19

Celina Empedrado

Florence Warnez

Mark Olewin

Sarah Denski

Don Shirey

Tom Bachman

Ann Wielinga

Dan Nicevski

Brad Neuner

Eric Couvreur

Marge Kunkel

Debbie Miller

Jeff Hearn





# Your Road

Is Your Connection to The World



**Harbor Drive – Your Road, Your Responsibility**



## Road Flooding is a Concern... Why?

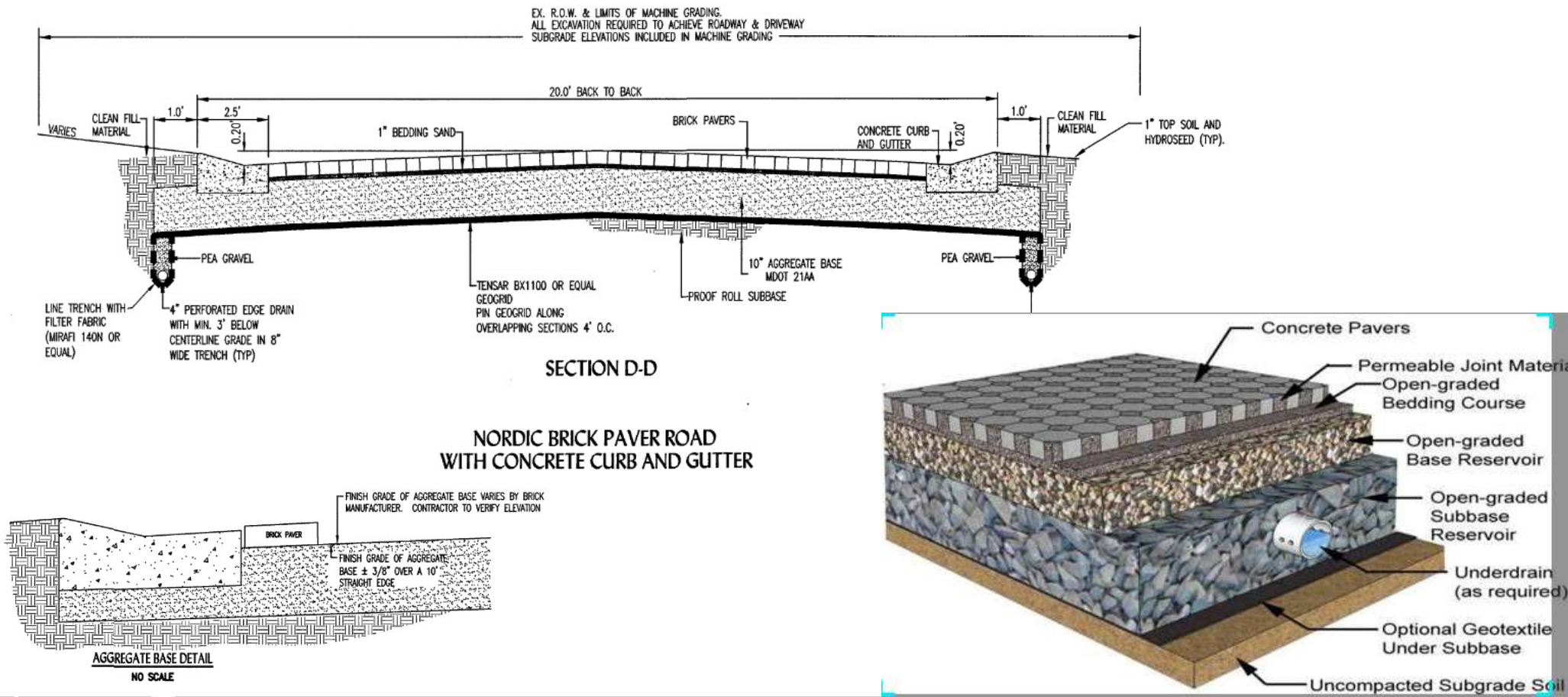
- Access – if water levels get too high Harbor Drive may not be safe for walking or driving
- Storm Run Off – the road is designed to be the island's main drainage system - if the drains are flooded the run off has no place to go and can back-up over the curbs and into yards and homes
- Damage – high water levels causes water in the road base – over time weakening the base and causing washout
- Freezing – hard freezing in winter can cause “heaving” which will further damage the road and could crack the curbs. (Heaving is caused when ice forms and creates tremendous pressure upward and outward.)
- Safety – standing water in drains and on the streets is mosquito breeding ground – with the EEE problems this year we should avoid any standing water

## What Causes the Flooding

- High lake and canal water levels
- Strong storms and heavy on shore winds
- Debris plugging the drains

# A Little Background

# The Road Construction



# Street Drains and Details

Keep them clean and don't dump anything into these

Clean Out



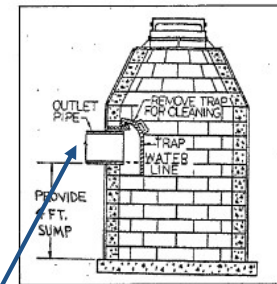
Catch Basin with Pump  
in Place



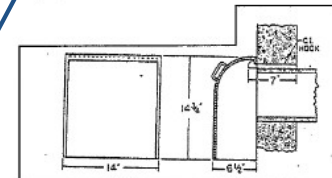
Catch Basin and  
Curb



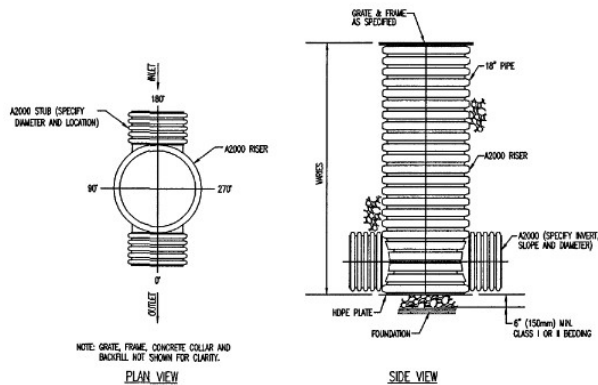
Catch Basin  
Detail



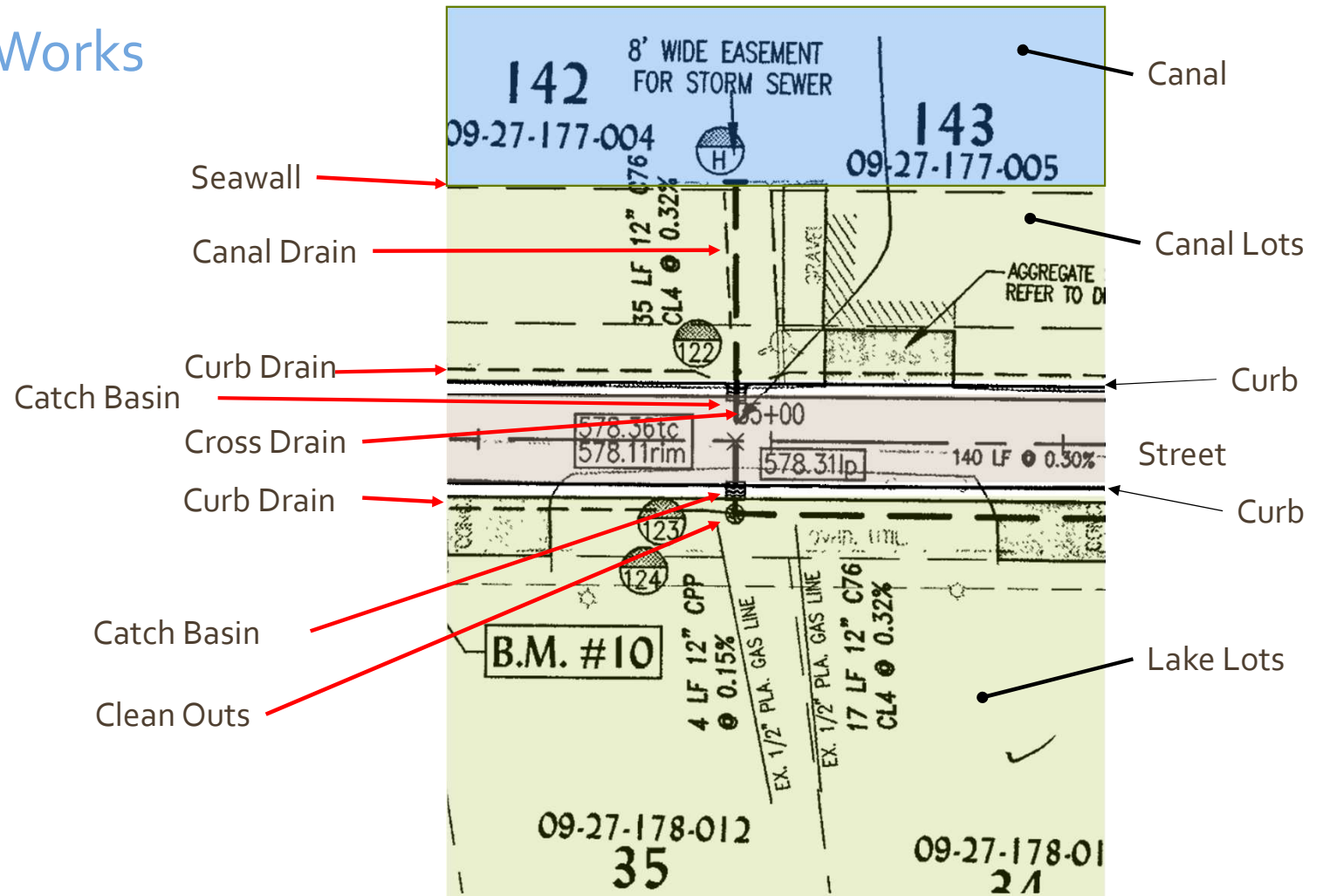
Drain to canal



CATCH BASIN W/ SEDIMENT SUMP & OIL  
SEPARATOR  
NO SCALE



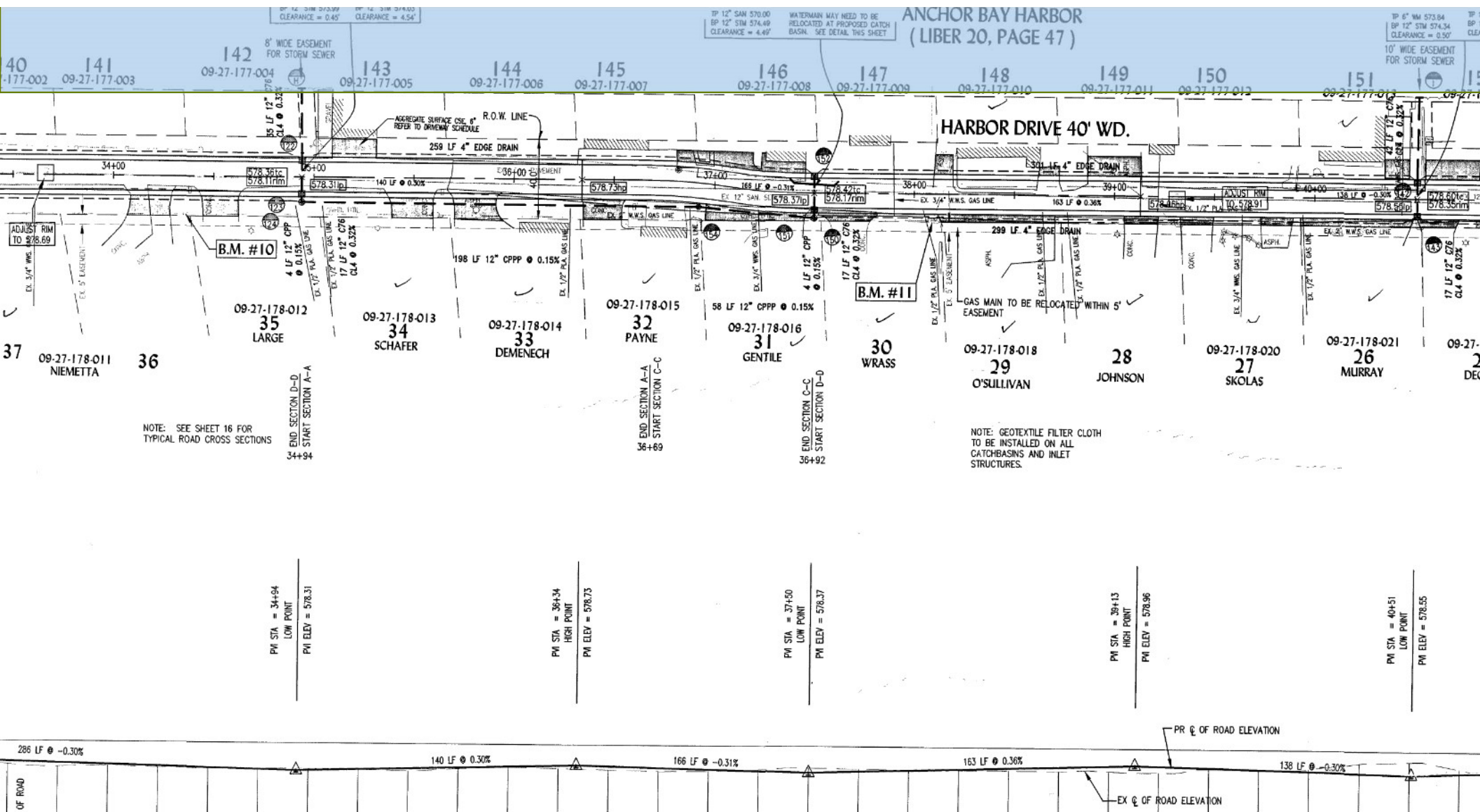
## How It Works



## Why Do Some Parts of the Road Flood Before Others

- The island has high and low ends.
- The Road was designed to funnel water into sections so it can drain through various pipes instead of all running to one end or the other and into one drain
- The lowest parts of the island have the lowest drain points. Normally these flood first
- Lowest areas
  - Mann and Jefferson intersection 577.60 feet above sea level
  - Warnez/Olewin catch basin (lot12/11) 578.17 feet above sea level (road slightly climbs eastward)
  - Shirley/ Pagnes catch basin (lot44/43) 578.23 feet above sea level
  - Large's catch basin (lot35) 578.31 feet above sea level
  - Schneider/Raymond (lot 21/20) 578.35 feet above sea level
  - Weilinga/Wood catch basin (lot51/51) 578.50 feet above sea level (road climbs to 581 westward)
  - Murry/Degen catch basin (lot26/25) 578.55 feet above sea level





## How We Got Here

## Lake St Clair

- Reached 577.43 feet in June, breaking its 1986 record by 3 inches
- Today the water level is 6 inches higher than it was in October 2018
- 11 inches above last year and 32 inches above its long-term average
- Highest monthly mean water level in its recorded history (1918-2018)

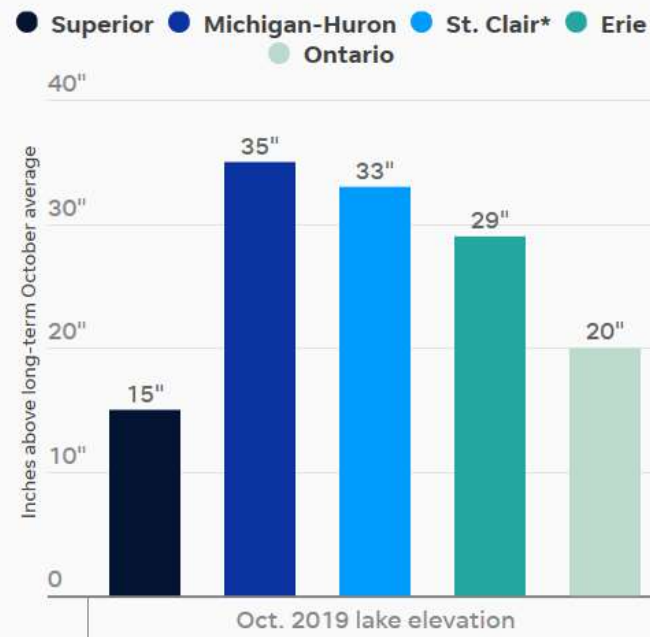
	SUPERIOR	MICH-HURON	ST. CLAIR	ERIE	ONTARIO
Forecasted Water Level for Oct 25, 2019 (feet)	603.28	581.56	576.28	573.03	246.06
Chart Datum (feet)	601.10	577.50	572.30	569.20	243.30
Difference from chart datum (inches)	+26	+49	+48	+46	+33
Difference from average water level for Sep 25, 2019 (inches*)	0	-2	-6	-6	-6
Difference from average water level for Oct 25, 2018 (inches*)	+4	+15	+7	+6	+17
Difference from long-term monthly average of Oct (inches)	+15	+32	+26	+23	+15
Difference from highest monthly average of record for Oct (inches)	-1	-9	-12	-11	-9
Year of highest recorded monthly mean	1985	1986	1986	1986	1945
Difference from lowest monthly average of record for Oct (inches)	+31	+61	+54	+54	+46
Year of lowest recorded monthly mean	1925	1964	1934	1934	1934
Projected net change in levels by Nov 25, 2019 (inches)	-3	-2	-1	-3	-5

## Lake St Clair

- Historically the water level is still 33 inches higher than normal.
- Remember – winds can change the water level by more than 4" from nominal
  - So 577.43 can become 581 very rapidly
  - As during a heavy late night storm last spring

### Spooky-high water levels for October

A wet September across Michigan has the Great Lakes and Lake St. Clair well above their long-term average levels for October. It's potentially helping set the stage for another record-breaking spring and summer of water levels next year.

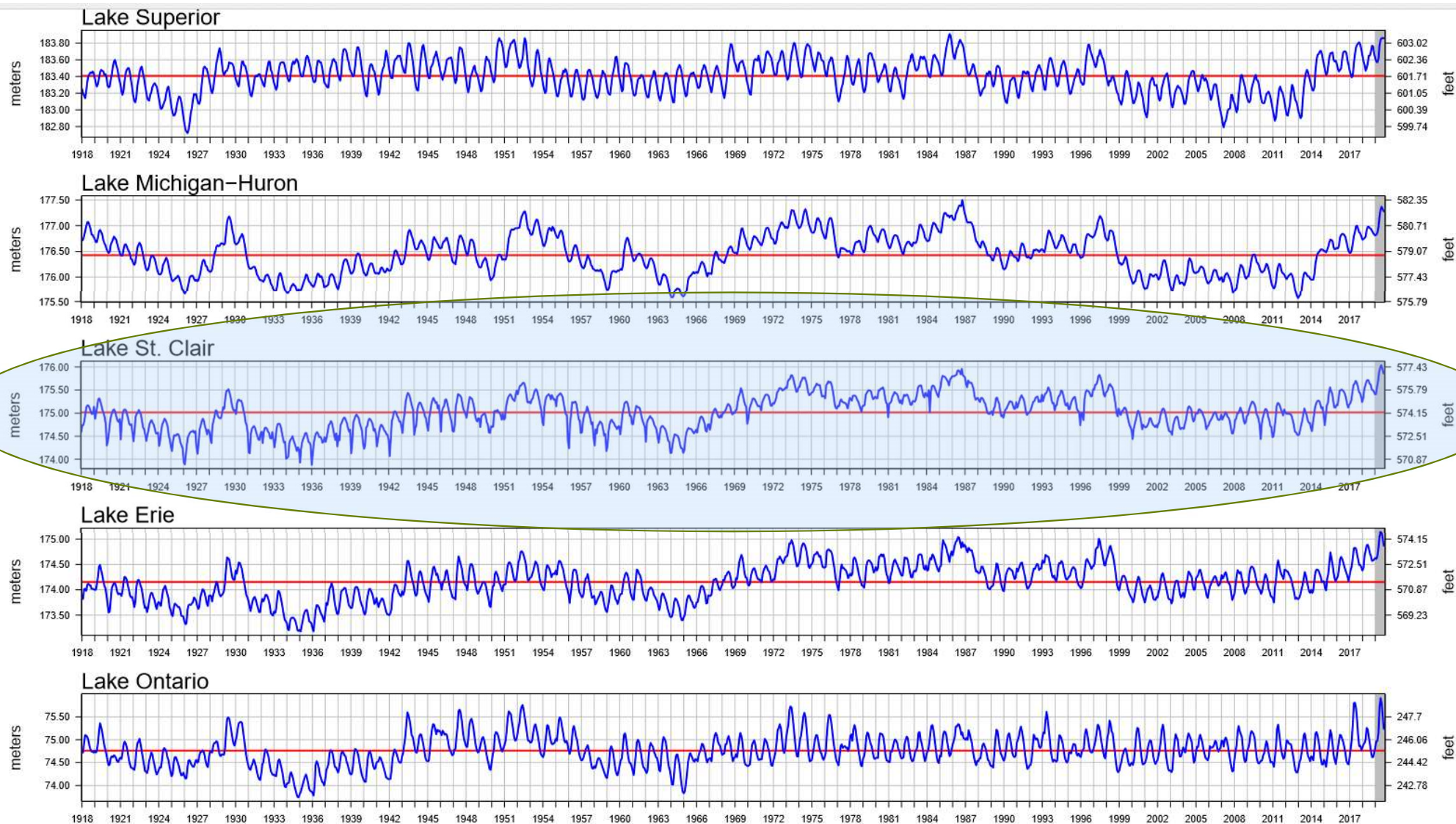


NOTE \* Lake St. Clair is a non-Great Lake in the Great Lakes system

SOURCE U.S. Army Corps of Engineers

CREATED BY Brian McNamara, Detroit Free Press





The monthly average levels are based on a network of water level gages located around the lakes. Elevations are referenced to the International Great Lakes Datum (1985).

Water levels have been coordinated through 2018. Values highlighted in gray are provisional.

lake level viewer      lake ontario outflow  
 great lakes water levels dropping      lake michigan lake levels noaa  
 lake charlevoix water level      georgian bay water level 2018

<https://www.lre.usace.army.mil> › Missions › Great-Lakes-Water-Levels ▼

### Water Level Forecast - (USACE) Detroit District

Great Lakes Water Levels Forecast Weekly Connecting Channels Monthly ... of water levels over the next month on the St. Marys, St. Clair, Detroit, and St.

<https://www.freep.com> › story › news › local › michigan › 2019/10/11

### Great Lakes water levels may set records in 2020; Michigan ...

Oct 11, 2019 - Following a generally rainy September, measurements by the U.S. Army Corps of Engineers show every Great Lake, and Lake St. Clair, well above long-term monthly average water levels for October — almost 3 feet higher on connected lakes Michigan and Huron (35 inches) and on Lake St. Clair (33 inches).

<https://www.freep.com> › story › news › local › michigan › 2019/07/11

### Great Lakes, Lake St. Clair break 100-year-old water level ...

Jul 11, 2019 - Lake Superior, Lake St. Clair, Lake Erie and Lake Ontario set record high monthly mean water levels in June, the U.S. Army Corps of Engineers ...

<https://www.usatoday.com> › story › news › nation › 2019/10/11 › great-l...

### Great Lakes water levels could be even higher in 2020

Oct 11, 2019 - Following a generally rainy September, measurements by the U.S. Army Corps of Engineers show every Great Lake, and Lake St. Clair, well above long-term monthly average water levels for October — almost 3 feet higher on connected lakes Michigan and Huron (35 inches) and on Lake St. Clair (33 inches).

<https://www.detroitnews.com> › news › local › michigan › 2019/07/07 ▼

### Great Lakes, Lake St. Clair expected to continue breaking ...

Jul 6, 2019 - Michigan's Great Lakes and Lake St. Clair are poised to set records for high water levels throughout the year, according to the U.S. Army Corps ...

<https://www.detroitnews.com> › news › local › michigan › 2019/07/01 ▼

### Three Great Lakes, St. Clair poised to break water level records

Jul 1, 2019 - Rising water levels are causing headaches for businesses and property owners: Docks underwater, shorelines eroding, property damage ...

Some  
forecasts are  
predicting a 6  
inch increase  
over 2019  
levels\*

\*Central Michigan University Study???

## What Can We Do



## What Has Been Done?

- A committee was formed (see handout)
- Several canal drains 12" have been plugged to prevent the canal from backing-up into the street
- Many curb drains have also been plugged to prevent the higher portions of the road from draining into the lower portions with plugged canal drains
- Some electric and gas powered pumps have been purchased
- Some catch basins have been cleaned out to allow better water flow
- Some brave and selfless neighbors manually ran pumps during two storms
- The water department and the Army Corps have been consulted for any improvements
- Some residences have allowed the use of their electric service

### MEMEBERS

Name
Richard Markham
Bruce Nitsche
Dan Hucul
George Delanuez
Dave Claeys

## What Are the Short Term Plans?

- Continue to monitor water level and forecasts for 2020
- Pull all plugs before the first long hard freeze
- Find a place to store pumps and plugs **Anybody??????**
- Devise a way to replace the plugs next year (less difficult)
- Consider adding more 12", 6" and 4" plugs next spring
- Estimate the cost to plug all drains
- Research high capacity pumps
- Consider street-wide sand bagging
- Help arrange drain cleaning

## What Can Be Done Long Term?

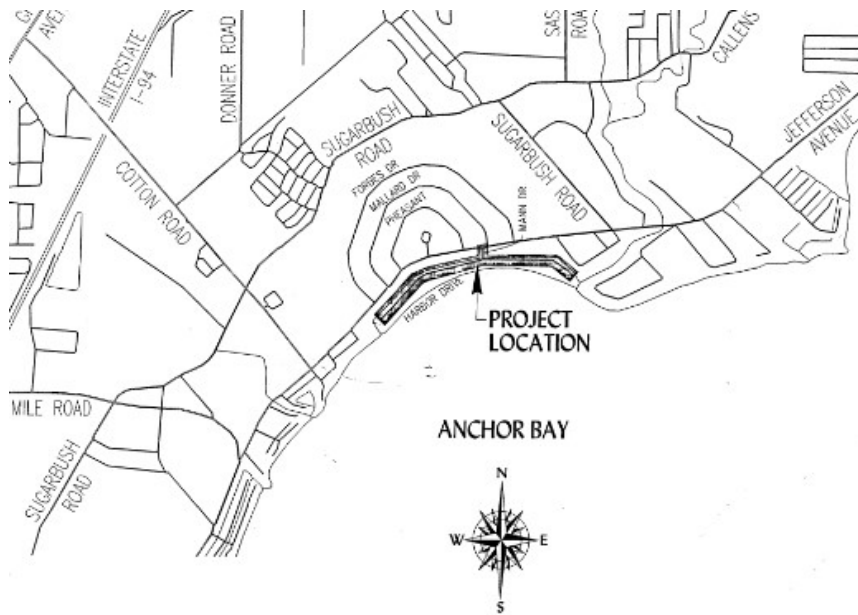
- Depends on the water level
  - Anything higher than 578 can not be mediated, especially if winds are sustained
  - Levels higher than 2019 will cause major road problems
- Plan
  - Determine where the worst damage can be done and what can be done to mitigate
  - Consider street-wide sandbagging
  - Research other drain plugging options (plugging comes with a tradeoff)
  - Research high capacity pump options
  - Budget
- Prepare
  - Buy needed equipment and get ready to deploy
- Pray

## Protecting Our Road – Your Help is Needed

- Ignoring the flooding does nothing
- Racing through the flooded areas further damages the road and properties
- Expecting others to care for the entire road is not responsible
- We all pay fees to offset costs. But we all don't contribute the same effort to further hold down the costs of protecting and beautifying our neighborhood.
- Get involved
- Be a great neighbor –

after all don't you want to live in a great neighborhood?

# Thank You



Your  
Attention  
and Future  
Involvement  
is  
Appreciated









