

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

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

October 21<sup>st</sup>, 2020

The meeting was called to order by George Delanuez at 7:08 P.M at Wolverine Harley Davidson Showroom.

**Members in Attendance:**

Board Members:

George Delanuez, President  
Mark Lohmann, Vice President (absent)  
Judy Vandenbossche, Treasurer  
Karen You-Pang, Secretary  
Larry Wrass, Past President (absent)

A total of 11 properties were represented, a much smaller gathering compared to 2019 when there were 25 properties represented. See attached sign-in sheet.

**Opening Remarks by George Delanuez**

George welcomed the homeowners who attended the annual meeting and encouraged all the people to get involved.

**2019 Meeting Minutes Read by Judy Vandenbossche**

Bruce Nitsche motioned to approve the minutes. Tom Houck seconded, with most community members present in favor. The 2019 general meeting minutes were approved as written.

**Treasurer's Report by Judy Vandenbossche**

Annual dues total for 2020 was \$21,900, an increase over \$16,000 from 2019 as the annual dues were increased from \$250 to \$300 in 2020. With CD interest income of \$252 and canal treatment dues of \$1,775 from the residents on Jefferson, the total income for 2020 was \$24,427. \$24,792.57 is the amount in checking account as of October 21, 2020. The \$10,000 CD that was purchased in August 2018 is now worth \$10,401.33. Current balance total is \$35,193.90.

**Budget Review by George Delanuez**

2020 actual was reviewed and 2021 budget was presented and approved.

2020 total income was \$24,427.00 and total expenses were \$20,150.24 with a budget surplus of \$4,276.76. Each expense item was presented.

- 2021 budget for *Administration Expenses* is increased to \$600 with 2020 Actual at \$584.67.
- 2021 budget for *DTE Electric Bill* is decreased to \$350 with 2020 Actual at \$269.69.
- 2021 budget for *Snow Removal* remains the same at \$1,700.00. The budget for the *Rubber Blade for Plow* remains at \$500 with 2020 Actual at \$800. Is this a recurring item every year?
- Road/Entrance Maintenance:
  - We spent \$414 on *Permanent Signage* and budget is increased to \$400. Signage for the cell tower issue was counted toward this line item. The wooden sign at entrance informing us about the meetings is falling apart and needs to be replaced.
  - Budget stays the same for *Mulch* at \$300 with 2020 Actual at \$295.74.
  - Line item for *Fertilizer/Roundup* is eliminated. The actual expense for Fertilizer/Roundup was counted in a different line.
  - *Entrance Labor/Maintenance* was budgeted at \$2,000 last year. We spent \$1,865.00 with the new mulch. The budget for 2021 is increased to \$4,000 as we plan to take out the mulch and

put down a weed barrier. We also are considering installing metal edging to prevent the mulch from flowing down the street and plugging the drain.

- 2021 budget for *Flowers* remained the same at \$300 with 2020 actual at \$331.75.
- 2021 budget for *Christmas Lights* remained the same at \$500 with 2020 actual at \$452.25.
- 2021 budget for *Entrance Lighting Maintenance* was eliminated as there is very low maintenance needed for the new LED lights.
- *Brick Paver Maintenance* was budgeted at \$6,000 for 2020. Actual came in at \$2,580. Mark Lohmann did a great job to bring us under the budget. Another tough year with flood and high water is expected and we will keep \$6,000 in the budget for 2021.
- *Flood Control – Pumps and Bags* came in under budget of \$5,500 at \$3,166.24. \$4,500 is projected for 2021 as several bags were broken. Tom Houck stated that there are items that have to be purchased next year.
- *Drain Cleaning* is budgeted at \$1,000 for 2021 as we plan to clean only the drains that are at the low areas of the street. This has been recommended several times and we plan to work on the item this year.
- 2021 budget for *Video System/Camera Updates* remains the same at \$200 with 2020 actual at \$0.
- 2021 budget for *Website Expenses* remains the same at \$200 with 2020 actual at \$0.
- We remain optimistic that Covid-19 will be under control so we may have a neighborhood gathering next year. 2021 budget for *Neighborhood Social Event* remains the same at \$500 with 2020 actual at \$0.
- 2021 budget for *Canal Treatments & Permit* increases slightly to \$4,800 from \$4,575 as 2020 actual came in at \$4,735.50.
- Rusty spots were noticed on the *Bridge*. Instead of painting the bridge, the board decided to encase the pillars in stones which will beautify the appearance of the bridge. LED lights will be relocated. Nautical colors were chosen for the stone façade. The project will help lower the maintenance costs in the future as we no longer need to paint the bridge. The total cost came in at \$2,955.40 and project should be completed in the next two to three weeks.

#### 2021 Budget Review:

- Bernie Degan motioned to approve 2021 Budget. It was seconded by Tom Houck. All were in favor. 2021 budget was passed.

### Old Business:

#### Road Committee & Flood Control Report by Tom Houck

Water level topped out a little higher this year by about one inch in July. The November forecast is projected to be five inches lower which is encouraging. It is suggested that this decrease in levels is due to evaporation. The forecast for Lake St. Clair is not available so Tom used the forecast for Lake Michigan and Lake Huron. A forecast beyond six months is still very challenging with quite a big water level fluctuation.

Five pumps were installed, including one provided by Mark Crkovski. Over the season two failed. The other three are still running. The pumps tend to fail after winter storage. We anticipate we will need two to three new pumps next year. Drain lines were damaged by the sun's UV light and elements got brittle. By coiling and uncoiling for storage, the drain lines get rips and tears and will need to be replaced. Five 12-inch plugs were installed for canal drain. We lost three of them this season as they were not designed to be left in use continually. Towards the end of the season, the plugs developed rips and lost pressure. We borrowed one plug from the township worth \$2,500 that can last a couple of years that will be returned towards the end of the season. The plugs we purchased cost about \$400 but it doesn't make financial sense to buy the premium plugs similar to the one from the township as the water level is anticipated to go down in the next couple of years.

When the plugs were installed, the street will not flood, but also will not drain. During one of the storms, the street was flooded as the small sump pumps couldn't keep up. When the power was out during summer months, the four-inch gas-powered pumps worked well and are a great investment.

Meters were put in place for the pumps and the electricity cost is about \$1,250. We still need about \$150 to run through the season. When the water level starts to lower, we will unplug the pumps to save energy. We investigated the road sinking at the west end of the street. The cross-drain that goes between two catch basins failed. The two pipes that should be overlapped came apart, and there was a three-inch gap there. The dirt was falling into the crack and road continued to sink after each storm. Landscape fabric and heavy-duty plastic cover was installed over the crack and brick pavers were reinstalled to hopefully provide the fix needed for now.

Sandbags were provided to some people but it was a hard job to fill the bags.

Pumps and plugs will be stored in the containers and may be stored in George's place. Four-inch plugs cost \$40 each and will need to be replaced.

Leaves and debris need to be kept away from the drains so the pipes won't be plugged. A number of the drains are already quite full. George stated that there is \$1,000 budgeted for drain cleaning in 2021. To protect our road, residents should not race through when the street is flooded. We all need to help out when we can and do our part. Special thanks to Richard Markham for daily assistance, Frank Demenech for help during late night storms, Mark Crkovski for doing his own catch basin and pumping to help out, Larry Wrass for being Larry, Mark Lohmann for getting the four-inch gas pumps and George Delanuez for stopping by and helping.

#### Road Repair by Mark Lohmann (read by George Delanuez)

Ten spots were identified for repair in 2020, one sink hole at the west end and nine areas around the storm water drains along the entire street.

- All areas have been repaired at a cost of \$2500 (\$2000 paid and \$500 pending completion)
- Overall repair costs were less than expected due to no "major" repairs
  - End of the street (sink hole) was expected to be more significant
    - Major sink hole was dug up and addressed and will be leveled again before winter (now that it has settled for the last couple months). Jason Alexander raised the concern that the major sink hole continued to sink about two to three inches after the repair.
    - Culvert in front of Bernie Degan's property was leveled but may need some additional repair in 2021 due to leaking ground water getting into the culvert from the side

Additional areas are identified for 2021 and expect to be approximately the same cost - \$4,000 in the budget should be fine

- Entrance to Mann off Jefferson culverts are a focus this year (stop the wood chips from plugging the sump pumps)
  - To be coordinated with potential landscaping improvements around the pillars and mulch beds.

The question was raised about the condition of the new construction at 48516 Harbor Drive, specifically the seawall on the lake side. Due to the elevated lake levels on Lake St. Clair, other neighbors on the street were experiencing the similar problems and have remediated the situation by having a seawall extension installed. The immediate neighbors are experiencing water intrusion on their properties. Six thousand

pounds of crushed concrete and 120 sandbags were installed by the immediate neighbor to deter the water. George will send a letter to the owner of 48516 Harbor Drive addressing the concern. Judy detailed an encouraging situation that after George wrote a letter to the owner at 48610 Harbor Drive, the seawalls at both the lake and canal sides are being redone as well as the cottage.

#### Blight Committee Report by Judy Vandebossche

After three years, the blight committee has continued to monitor properties, working closely with the Chesterfield Township code enforcer. We've reduced the number of properties with blight considerably with only two or three offenders currently on the street. We originally had about ten. In case you're curious how blight is determined, the township has a written blight ordinance which we are following. We have established a procedure with the code enforcer whereby he and a member of the Harbor Drive Blight Committee drive the street twice a year. The code enforcer identifies the property with blight and then he writes the resident a letter informing them of the violation. The township follows up and if the blight is not removed in the designated period of time, court action then follows. We currently have a resident who is in court on this issue but the court date keeps getting postponed due to covid-19. We have made considerable progress against blight.

#### Lake Pro Canal Treatments by Judy Vandebossche

Our canal was sprayed three times this summer on schedule. We had a couple of complaints from some residents that they did not receive sufficient advance notice of the spray days which is necessary for those of us who irrigate our lawns and gardens from the canal, pets, etc. We are on top of it and will be working closely with Lake Pro next spring and ask them to guarantee that we receive sufficient notification in the way of signs on the bridge, telephone poles, perhaps an entry sign similar to the one about tonight's meeting and also an email blast. We also will make sure the entire canal from the western cut to the Salt River is all sprayed. There were about six residents near the Salt River who complained that the canal there was not sprayed, and we will make sure they are sprayed next year. As far as we know at this point, the rates have not changed and we will continue to receive the contributions from the Jefferson residents.

Some concerns were raised during the meeting about not getting sufficient notice as the notices were put in the front door this year. It was discussed that the advance notice should be put out one week ahead of the spray day.

#### Christmas Lights at Entrance

George asked the installation to be before Thanksgiving. George offered to help. Jason Alexander stated that it usually took about four to five hours to put the lights up. Judy commented that the Christmas lights were getting better every year, and the lights in the entry pots looked very cool. When it rains and snows, the lights sometimes went out. Jason asked if the GFI can be replaced to keep the lights more reliable. Judy will contact an electrician to replace the GFI outlets. Jason Alexander, Danny Lichocki and Scott Verbecke usually install them. There is a \$500 approved budget.

Parking: There is no parking on our street. There are nine speed limit signs of 15 miles/hour on the street that seem to be ignored. George recommended to get the fresh signs of 20 miles/hour and he will find out about the replacement cost to see if the budget allows. Please slow down on the street so no one gets hurt.

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

Social: No social event in 2020.

## **New Business:**

### HOA Bylaws by George Delanuez

It was discovered that having members at large was not the proper structure of the original Bylaws. Members at large were contributors to the Board over the years but legally the original Bylaws have to be followed. Members at large were replaced with committees. Committees have worked very effectively to serve our community and they report directly to the Board. George praised Road Committee Chair Tom Houck for his contribution to the community.

### Bridge Renovation by George Delanuez

The stop sign, house number signs and the weight guide sign were replaced. The pillars will be wrapped with stone façade. John Raymond asked if the bridge should be visually inspected as the bottom was submerged in the water.

### DTE Power Surge Issue by George Delanuez

Most members present confirmed that they experienced DTE power surges this year. George contacted DTE, identified himself as the president of the HOA, and left two messages but he didn't hear back. He will continue to pursue DTE and try to get a resolution to the power surge issue. George questioned if all the new houses may have caused the power surge. Judy asked if the trees rubbing the power lines could cause part of the power surges since there were tree trimmers on the street this week. John Raymond reported that a bird got in contact with the power line a couple of months ago and caused an outage for three or four hours. When power surges, it can cause the generator to start and stop, and damage the control board.

### Introduce Landscape Committee by Judy Vandenbossche

Judy introduced the members who volunteered for the Landscape Committee: Jason and Kristin Alexander, Angela Delanuez, Stan Masakowski, Jennifer Lichocki, Ann Potteiger. The first endeavor was to decorate the entry pillars with a fall theme by Angela and Ann. Susan McIntosh commented that the decorations looked gorgeous.

### Underground Utility Feasibility Research by George Delanuez

Larry Wrass has volunteered to take on the project and explore the feasibility of underground utilities for Harbor Drive. George mentioned that in Florida, the utility lines were buried in the canal under the water. This project seems to be a major undertaking. The project could have been considered when the road was constructed but the cost was already very high, and there was no budget to add underground utilities at the time.

## **Open Discussions:**

Jason suggested to remove the entryway mulch, install high quality fabric and replace with three- to six- inch cobblestones that won't flow away during storms and plug the drain. It was suggested to maybe replace only part of the mulch near the road and bridge to cut down the cost. George asked for a quote from Jason with sketches and ideas for the project. Judy asked about the tall grasses that potentially obstruct one's vision of oncoming traffic at the entrance.

Mark suggested the HOA remind residents about keeping the leaves and debris from the road, slowing down the speed on the road and keeping the dog on the leash.

Comments were also made about asking residents and their guests to slow down with golf carts on the street so no one gets hurt.

Signs for video surveillance will also be reinstalled.

Blight at 48481 Harbor Drive was discussed. Judy will send email to the homeowner to follow up on the blight particularly on the west side of the property.

**Voting of Officers:**

Dave Claeys, Scott Verbecke and Terry Blackett resigned from the Board. Mark Lohmann took over as vice president. George Delanuez will continue to serve as the president. Judy Vandebossche will continue to serve as the treasurer, and Karen You will continue to serve as the secretary.

Bernie Degan motioned to accept the Voting of Officers. It was seconded by Tom Houck. All were in favor. All Board members were voted in.

George called to adjourn the meeting at 8:32 p.m.

**Sign-in Sheet**

1	George Delanuez
2	Judy Vandebossche and Bruce Nitsche
3	Karen Pang
4	Mark and Laura Bosca
5	Bernard Degan
6	Tom and Amy Houck
7	Connie Wrass
8	Kristi Lohmann
9	Jason Alexander
10	John Raymond
11	Susan McIntosh