

North Holiday Hills/Lake Hills Homeowners Association Annual Meeting

Date: September 18, 2021

Location: Rycenga Park, Spring Lake

Call to Order

Steve Wilcox, NHHA President called the meeting to order at 10:00 AM and welcomed everyone, there were ~35 in attendance.

Spring Lake Township Report

Gordon Gallagher Spring Lake Township Manager and Trustee Jerry Rabideau spoke on several topics regarding Township matters:

- Covid and related concerns, while not diminishing responsiveness, have caused changes in Township work
 - More meetings are held remotely
 - And new efficiencies, example, taxes can be paid on-line
- It was reported that 100% of all township employees are vaccinated
- Concerning questions about Harbor Transit, the service is funded by federal funds, not local. Currently there is no fare collection though likely will resume, it's unknown when. Ridership is down
- Concerning questions about the large tract of land adjacent to NHH, property is owned by Dick Brill.
 - Presently there is no known plans for development
- Updates, NHH water issues; It's recognized, with relief, that both Lake Michigan and area ground water are low and causing no unusual problems, that said, there are presently two pumping options being considered
 1. Pumping in a manner that eventually ends with water going into Little Black Lake (this is the most expensive option)
 2. Pumping water into the dunes, (likely the best and definitely the least expensive option)
- Currently pumping with Environmental, Great Lakes & Energy (EGLE) approval is allowed until December 31, 2021
- "pumping into the dunes," involves the Department of Natural Resources (DNR) who want all pumping options considered before approving pumping into state parks
 - There are concerns about the costs of exhausting all that's possible

Treasurer Report

Margaret Shay, NHHA Treasurer gave the Financial Report for 2021 and comparison between 2020 and 2021 income and expenses.

- NHH finances are sound, expenses are funded entirely by HOA funds
- The sprinkler system was repaired at the entrance to NHH, costs associated with the new system are considerably less than the old
- NHH consists of 183 single family homes
 - 143 families pay the \$35/year HOA fee, the balance, 40 families do not pay and ignore requests to do so

- We were reminded that the HOA fees are used for (please revise/add/delete to meet needs)
 - Maintaining the entrance (all landscaping and maintenance is managed by board member, Randy Bayne, unpaid) Mowing and landscaping, decorations are outsourced.)
 - Electricity and Water to maintain the entrance
 - NHH newsletter
 - Postage
 - Board Liability Insurance was mentioned.
- Attendees were in agreement that all NHH families benefit in some fashion from the what HOA makes possible

President Report

Steve Wilcox introduced the board.

2021 Board Members and their roles:

President - Steve Wilcox

Vice President - Robert Mol

Treasurer - Margaret Shay

Entrance / Grounds - Randy Bayne

Newsletter / Online Postings - Molly Klimas

Welcome Committee - Kristi Drooger

Secretary - Hank Christiansen

Other items discussed:

- The annual spring NHH garage will continue next year, date to be determined, new signs for the event to be purchased
- In total, NHH is made up of 5 subdivisions, all with differing covenants
 - Some subdivisions covenants are expiring in 3 years
 - What to do remains a question
 - However, in most instances SL Township by-laws
- Concerns about Oak Wilt and Hemlock Woolly Adelgid
- Short Term rentals are not allowed in NHH, nor in the over-arching regulations in Spring Lake Township
 - There's been a issue with one home in NHH but will be rectified by the end of 2021
- What to know more about Spring Lake Township? Just sign up for the township newsletter at, <https://www.springlaketwp.org/about/news/>
- Speed-signs, more NHH's signs in this regard are being considered

Thanks to all in attendance and to the Board!

Respectfully submitted,

Hank Christiansen, Secretary, NHH

Updated by SW 01-2022