

North Holiday Hills/Lake Hills Homeowners Association Annual Meeting September 26, 2020

- Steve Wilcox, NHHA President welcomed everyone and introduced the Board
- Margaret Shay, NHHA Treasurer gave the Financial report for 2020 and comparison between 2019 and 2020 income and expenses
- Joe Bush, Ottawa County Water Resources Commissioner spoke about the high water table and the affect it has had on the ponds in our development. Spoke of potential long-term solution.
 - o Recently, the pond levels have stopped rising
 - o Tom Peterson monitors his pond diligently
 - o When it rains 2 to 4 inches in a four-hour time frame it impacts the ponds. The drains are not designed for this issue because there is no outlet.
 - o Drain District has voted and also has an agreement with the Parks Department, to put pumps in place during emergency situations
 - o Joe will be reviewing historical data of the County Park property to better understand the ground water levels in the Park
 - o Joe had a map showing the drainage district area and the route for the potential new Force Main
 - o The Force Main would be put under the roads (Iroquois would be replaced at this time) location would be Iroquois to Feenstra Main, under bike path, to Little Black Lake drain (Ottawa County owns half of Little Black Lake Drain) through Hoffmaster, to Lake Michigan.
 - o Joe has meeting next week with Muskegon County regarding the use of Little Black Lake
 - o Joe is working together with Prein and Newhoff engineers and the legal team for Ottawa County
 - o Lakeshore Environmental is also working with County, as well as EGLE and The Army Corps of Engineers
 - o A Permit will need to be issued for proposed work
 - o Cost is estimated at this time to be around \$1.3 million
 - o Township and Road Commission will pay a percentage of the cost
 - o The homeowners will be responsible for the remaining amount and will not be assessed equally. The residents who live closer to the ponds would pay more, the residents who live further away would pay less.

- Homeowners would see this special assessment on their winter tax bill over a ten year period at 2% - 3% interest rate if this proposed long term plan is implemented
 - Joe will be possibly be getting quotes for the project this winter
 - If costs end up outweighing the benefit, they will be looking at other options
- The Board will keep the neighborhood informed through the Newsletter, Website and Next Door regarding the proposed/potential long term solution
- Gordon Gallagher, Spring Lake Township Manager, spoke on several topics regarding Township residents
 - Halloween is a National observance, not a Township observance, so as a neighborhood we need to make our own decision
 - CDC has a website regarding Halloween safety
 - Election - if you're voting by mail the Township Clerk's office has insured absolute privacy
 - Township has hired a new Fire Chief
 - Republic Services Billing should be \$62.00 per quarter, if you have issues please contact Gordon
 - Zoning designations R-1 and R-2 in Spring Lake Township are for permanent homes and Do Not allow Short Term Rentals. This issue has been challenged, taken all the way to the State Supreme Court level, and was upheld.
 - Spring Lake Township has the Ordinance on their website regarding short tem rentals
 - The Townships approach for enforcement of the short term rental ordinance is as follows:
 - 1) Inform/Educate
 - 2) Regulate
 - 3) Issuance of a civil infraction
- There are 5 different phases in NHH each having different restrictive Covenants
- Steve reminded everyone that the Board currently has a vacancy, if anyone is interested please contact him
- Meeting was dismissed