

HLA Board Meeting July 21, 1014  
Minutes  
Call to Order: 7:03 pm

### **Roll Call**

<u>Present</u>			<u>Absent</u>
Vice Pres. Stickrod	Secretary Shake	Director Pirtle	Director Buckowski
Treasurer Waldorf	Director Weir		President Coan

### **Approval of Previous Minutes**

Minutes not yet available, will be posted this week. Had technology issues.

### **Approval of Expenditures**

Motion By: Director Weir

Seconded By: Director Pirtle

Vote tally: 4-0

### **Treasurer's Report**

Please see page 6  
Questions: None

### **President's Report**

No Report

### **Committee Reports**

#### **Member Chaired**

- **Conservation**

No Report

- **Environmental Control**

- 1 tree removal, several property lines,
  - Vice President Stickrod: How do you do property locations?
    - Bud: I find property corners if they are there, or tell them to call a surveyor
  - Vice President Stickrod: How many members are on ECC?
    - Bud: Me and Chuck when he's available
    - Vice President Stickrod: and me too right?
    - Bud: Yes if there's anything major I call you or Chuck
    - Vice President Stickrod: you have to have at least 3 per the state. If we get anyone who wants to help out, we'll let you know.

- **Road Committee**

- Culvert at Bradford and Fast - County is responsible for it. Shawn talked to them about extending the culvert, there's 2 water main valves right there. Highway office has confirmed it is their responsibility to fix, although they haven't yet
- Culvert on Kind Richard: Putting a new one across King Richard, parallel to Heritage Drive, had one contractor look, he wasn't interested in the work, contacting another.
- Bob Fowler has been doing ditch work and shoulder strengthening on Scarborough. Moving to west Westminster in the next week or so
- No response from the road crew on their schedule for the work on Scarborough.
  - Secretary Shake: please send me the schedule as soon as you have it to let members know
- Bud: Spray patching will begin next week weather permitting
- Street sign install will be Saturday. We've received good comments about the ones that did go up.
  - Treasurer Waldorf: you have to assemble on top of the pole? Is there something that doesn't require ladders and equipment that the ladies can come help with?
    - Bud: Assembly will be on the ground. Then we will take the assembled poles to install. meet at the maintenance shed 8 am Saturday
  - Secretary Shake: If you send me the specifics, when I post the reminder on the website, I will also include information about what tools people should bring.
    - Bud: I will forward you the e-mail.

- **Finance Committee – Bonnie Lempke**
  - Reviewing expenditures and checking bids.
  - Jim Flynn and I met with the Tazewell co to see if there was any interest in a special service area. Our next step is to review the info with the BOD and present the next steps to them and let them decide where to go from there.
  - Bud: Did you meet with the Tazewell county highway engineers?
  - Bonnie: Yes, there were 6 gentlemen in the room, Tazewell County, Mackinaw Township, the county attorney, an engineer and the highway supervisor and someone else.
  - Bud: township supervisor?
  - Bonnie: yes.

## **Board Chaired**

- **Road Repair/Maintenance**
  - We hired a few new employees, cleaning for the lodges and bathrooms, and part time maintenance
  - Just mowing and putting out fires. Send pot hole requests to the office.
  - Rick Stokes: You need to mow the culvert at Heritage and King Richard. I had been doing it, but someone keeps throwing rocks into it, so I'll let you guys do it from now on.
- **Office Org.**
  - We got a renewal notice for our listing in the Yellow pages. Do we want to continue this listing?
    - Director Weir: I'd say no
    - Treasurer Waldorf: I'd say no.
    - Vice President Stickrod: Not with the internet, no.
    - Secretary Shake: Ok that was my thought too, so I won't send it in.
- **Pool & Lodge**
  - Lodge:
    - New furniture is in, from the Mattress Doctor on Rt. 9.
  - Pool:
    - Typical summertime stuff, nothing major. A couple chemical problems, bad weather, but not too bad.
- **Administrative & HR**

No report
- **Building & Zoning & Security**

No report
- **Outdoor Amenities**
  - Keeping up with beach and docks, new signs posted on dam docks for fishing only.
  - Getting less vandalism this year at the Swim docks and the bathrooms, thanks to the membership for stepping up and helping protect our amenities.
  - Lighting at beach should be going up the next couple weeks. Be prepared for trenchers.
  - Campgroup, working on replacing electrical to have RV outlets installed and up to code. Hopefully for use in Aug, Labor Day
  - Dam was mowed this month
  - Private lake signs at boat ramp.
  - Map installed at Bradford entrance.
  - Secretary Shake: Boat Launch dock has come loose.
    - Vice President Stickrod: I'll take a look at it.
- **Website**
  - We received an update from the township about Hild Road. It will be repaved once the gravel settles. It's taking longer to settle than anticipated.
  - Let me know if you additional posts.

### **Unfinished Business**

- **Security Gate for Ramp**  
Postponed to next meeting
- **Lot for Jon Arington**
  - Director Weir: Have not heard from him
  - Secretary Shake: How long do we wait before assigning those in line after him?
  - Director Weir: Now would be my recommendation.

### **New Business**

- **Inspections**
  - Director Weir: Tazewell County has started doing building inspections now. In addition to the inspections we do. Do we want to take that off the ECC now?
  - Inaudible
  - Bud: We would have to give it some consideration, I'm not sure.
  - Director Weir: Can you look into it in the next month. My suggestion is to eliminate the inspection and let the county inspection be enough. Keep the impact fee and out permit fee, we just wouldn't do an inspection.
  - Vice President Stickrod: We will revisit next month.
- **Standing water at 17 Carlton Drive**
  - Vice President Stickrod: We were sent a notice of violation; President Coan went to the hearing. All parties involved have until 9/18/2014 to resolve the issue. Again, I believe this is the responsibility of the property owner. Have we heard anything from that property owner?
  - Director Weir: I think Tim was dealing with the son of the property owner.
  - Vice President Stickrod: So at this point it has been postponed until September.
  - Rick Stokes: Tim Coan told the judge that the association would take care of it because the judge would rule that because HLA had given permission to fill it in.
  - Director Weir: I think you're right, but we have to get permission from the property owner to do it.
  - Inaudible
  - Director Weir: I think we have a member who is going to take care of it for us with a mini hoe.
  - Rick: I know some of the board doesn't agree with that, but it was caused by the actions of a previous board, but we still have to deal with problems that past leaders created.
  - Director Pirtle: This is the first some of us have heard that it was agreed that way. We just need to confirm with him.
  - Inaudible
  - Vice President Stickrod: If the previous board had followed proper procedure we wouldn't be in this mess.
  - Rick Stokes: I talked to Tim and Jason Magarity and he said he would be happy to take care of it himself.
- **Lots for Sale**
  - Director Pirtle: We had a discussion last month about lots that were for sale or not for sale, and available or not available, where are we at on that?
  - Director Weir: We had postponed all of that because of Mr. Arington
  - Director Pirtle: My understanding is that he has been non-responsive. So can we move forward?
  - Director Weir: We can. He answered the first time, and said he would get back to me. I have tried calling 3 times, I have left messages and he has not responded to any of them.

**Open Floor for Members**

- Walter Shawgo - 5 Carlton
  - We were stopped recently and I wonder why can't you ride golf carts after 9pm?
  - Director Weir: We had gotten a lot of noise complaints. The rule applies to any type of off road vehicle. The rule actually states after sunset.
  - Inaudible
  - It's now not just golf carts, it applies to all vehicles that are qualified to be on the road. At that board meeting it was decided that 9pm would be a good time.
  - Walter: Is that for bicycles too?
  - Director Weir: No it's just the motorized vehicles.
  - Walter: So why are you penalizing golf carts? I don't see any reason why you can't drive a golf cart on the road after 9pm.
  - Vice President Stickrod: There was a long discussion during the board meeting where the rules were discussed and that was the consensus that we came to based on the input of the people who were here.
  - Inaudible
  - Vice President Stickrod: During the same meeting we expanded the rule to include other off-road vehicles that meet the requirements of a steering wheel and roll cage, and we came up with the limit of Dawn to Dusk because that was the consensus of what was safe and considerate for other members from a noise perspective.
  - Walter: What's the reason for that?
  - Vice President Stickrod: That's what everyone felt would be safe and appropriate
  - Walter: I think you're discriminating against the golf cart owners with that.
  - Vice President Stickrod: I'm sorry you feel that way, but that is the rule that is in place. If you would like to come to the annual meeting and present it to the membership at the annual meeting and override the board decision you can at that point.
- Walter Shawgo: We heard that over \$30,000 has been stolen is that true?
  - Vice President Stickrod: It has been reported to the membership, and there was a court hearing. It was actually approximately \$318,000 that was missing, and about 92% has been recovered and replaced in our accounts. The other amounts are those that we couldn't prove the funds weren't used for HLA purposes. The person has been prosecuted and the sentencing is scheduled for some time next month.
  - Walter: You've been keeping this pretty quiet
  - Vice President Stickrod: Legally, we can't post anything about it. Information was posted when it was discovered and updates have come through the board meetings and minutes.
- Walter Shawgo
  - Dumping grass at the launch: I've been doing it for 30 years why can't I now.
  - Director Pirtle: the neighbors that live close by to their complained about the smoke.
  - Walter: Well then I'm going to start dumping in the road and burn it there.
  - inaudible
  - Director Weir: You've always taken very good care of your property, and we appreciate it. Maybe we can start a compost pile at the maintenance building.
  - Treasurer Waldorf: Can we ask ECC look into creating a compost bin?
  - Inaudible
  - Vice President Stickrod: I don't think that would be a major problem to put stuff back there.
  - Director Weir: We'll look into a solution and get back with you in the next week or so.
- Rick Stokes: What's the chance we can get Arbuckle's property mowed?
  - Director Weir: We just need to talk to him, he lives out here so we just need to send him a letter.
  - Rick: part of the lot caught on fire out there it needs to be done. There's a bunch of stuff dropped.
  - Margaret: E-mail me and I'll send the letter out.

**Executive Session**

Motion By Director Weir

Seconded By Director Pirtle

Vote tally 4-0

**Executive Session Adjournment**

Motion By By Director Pirtle

Seconded By Treasurer Waldorf

Vote tally 6-0

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Minutes

**Additional Business**

- Director Weir: Motion to defer assessments for Dee-Mack Education Foundation until they build and sell the house on their lot.
  - Secretary Shake: Second
  - Director Weir: This has been the practice of boards past. The foundation will pay all back assessments once they have income from selling the property. This will waive any collection proceedings and late fees.
  - Vote on motion 4-0, motion passes.

**Meeting Adjournment**

Motion By Director Weir

Seconded By Director Pirtle

Vote tally 6-0

## **Treasurer's Report July 21, 2014**

All data presented is as of June 30, 2014.

The Total Cash Balance is \$511,421.92 and is made up of the following fund balances;

**General Fund -\$136,552.88**  
**Lake Fund - \$49,058.48**  
**Road Fund - \$75,488.71**  
**Emergency Fund- \$50,068.55**  
**Lake Fund CD – \$100,108.48**  
**General Fund CD – \$100,144.82**

The outstanding receivables total is \$108,599.99 a decrease of \$44,525.39. Road fund assessments were due July 1 and the \$25 late fee will be added on August bills. . For additional breakdown, please refer to the attached Balance Sheet.

Collection Data: Of the 83 owners we sent to collection in August 2013, 66 have been collected against and cleaned up. Of the 66 we did have to write off 4 accounts. There are currently 17 that we are collecting payments for. On July 3rd, we sent the collection attorney 92 new amounts to start collecting on. (The July list is for 2013 Road & Lake Fund and 2014 General Assessments) During the month of June we received an additional \$2648.88 in payments for a total of \$34,765.56 since August 2013. Our portion of the total is 75% or \$26,074.17.

The Year-to-date Net Income is \$204,892.23 with Revenues of \$336,243.54 and Expenses of \$131,351.31. Please see the attach Profit and Loss Statement for further detail. There were no unusual expenses in June.

As for actual Cash details, for the month of May the cash deposits were \$36,243.79 and the cash expenditures were \$18,536.01. . Please see the attached monthly reports for further detail.

Finance committee update: Jim Flynn and Bonnie Lemke met with the Tazewell County and Mackinaw Township road commissioners along with the county attorney to discuss the if the option of a Special Service Area (SSA) was still available. Based on the discussions, the county is still open to the concept. There are multiple options that will need to be considered, ranging from which roads are brought to standard and dedicated to length of SSA. Next steps are to capture the member's opinions and draft a proposal to the County and Township. Jim and Bonnie plan to schedule a meeting with the board (after vacation schedules slow down) and plan out informational meetings.

This concludes the treasurer's report for .July 21, 2014.