

HLA Board Meeting 05/19/15
Minutes
Call to Order: 7:02 pm

Roll Call

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

Approval of Previous Minutes

Motion By: Treasurer Waldorf Seconded By: Secretary Shake Vote tally: 3-0

Approval of Expenditures

Motion By: Secretary Shake Seconded By: Treasurer Waldorf Vote tally: 3-0

Treasurer's Report

Treasurer Waldorf reminded the room that the financials are available on the website.
Please see page 6
Questions: None

President's Report

Thanks to Shawn and Bob for their work on the Ameren Damage.

Committee Reports

Member Chaired

- **Conservation**
 - Updating the signs for fish size and quantities, sent to DNR for review and recommendation for customization based on our lake.
 - Beach water test has been sent and no report back.
 - Fish have been ordered for the fall
 - Reclassification letter for the Dam has been submitted.
- **Environmental Control**
 - Asked to check on tree removal permit on Greenbriar. There is a copy in Secretary Shake's mailbox.
- **Road Committee**
 - Working with the RIC and have determined that the best way to spend the road fund this year is to do ditch and culvert work.
 - Started on King Richard and will have before and after pictures.
 - Then will focus on Ameren repair and working with homeowners on ditch and culvert repairs.
- **Finance Committee**
 - No additional report. Please see treasurer's report.
- **Road Improvement Committee**
 - Established a mission statement.
 - Developed a process plan for evaluation and planning improvements.
 - Focusing on how to get all roads to a reasonable standard and continue maintenance.
 - Have Inventoried all the roads we currently own
 - Identified primary and secondary roads.
 - Decided that it is going to be necessary to continue to get professional inspections and input and any level less than that will not be acceptable to the members. If we go to an SSA, it will also be required.
 - Meeting with Engineers later this week to get final information
 - Will ultimately have a report on the condition of the roads and will outline at least 3 different levels of cost/repair.
 - Will make a recommendation to the board who will then present to the membership.

Minutes

- Question: How will the information get out to the membership once it's figured out?
 - Ongoing status report will be on the website and available at the office
 - Once a plan is finalized mailing, board notices, website posts and Facebook posts.
- Question: What is the timeline for the committee's work?
 - Hopefully by July or August
- Question: What is the timeline for repairs
 - That is dependent on what the solution is. Different options have different abilities to be funded and all of that is under research. No matter what it is going to be costly.
- Question: Is Bradford going to be a priority?
 - That will be a part of the Ameren project repairs, and I believe that's a priority. Ameren is still getting equipment out.
- Question: And you're working on getting the roads drained off so the roads don't crack again?
 - That is a part of the ditch and culvert work that Shawn talked about.
- Question: Does the board know what we're getting from Ameren yet?
 - We have no idea yet. We have a very rough engineering estimate that is based on a high level condition of road for a baseline of what it might cost to repair the damage.
- Question: Do we have a timeline for the Ameren settlement?
 - We do not really. Ameren just send us the paperwork 2 days ago to submit damage estimates. They have indicated they will react fairly quickly.
- Question: Didn't Ameren do a pre-assessment?
 - They did their own assessment.
- Question: When was the engineering study done, is that history?
 - That was done by us recently, to give us something to start with. Everything is so vague right now. It is just a baseline of what the engineers recommend and what the cost would be.

Board Chaired

- **Maintenance**
 - It's the crazy season. Keeping the roads passable and the campground and dog park opened.
 - Every day it's not raining we're mowing.
 - When we're not mowing we're working on roads.
- **Office Org.**
 - Road fund will be mailed early next week. Working on putting together mailing this week
 - Phone interviews have been conducted for Office Assistant position. Need to confirm who is on hiring committee, Jan has declined as she knows the candidates personally.
 - Office closed Monday. Barb covering Tuesday
- **Pool & Lodge**
 - Pool
 - Pool will not be open this weekend. Need 3 straight days of no rain for painting.
 - Reminder pool does not open if it's not 70 degrees by noon.
 - Should open a week from Friday
 - Annual passes \$75 for up to 5 family members.
 - All assessments and funds must be paid to date in order to but a pass.
 - Question: Do you still sell passes to non-members?
 - No we do not.
 - Lodge
 - None
- **Administrative & HR**
 - No report
- **Building & Zoning & Security**
 - No Report
- **Outdoor Amenities**
 - The beach bath house took a big hit this winter. We have asked a local plumber to do some repairs and to estimate what it would cost to get them fixed right. The last time the plumbing was

Minutes

redone it was not done in a way that the system can be drained well and protected for the winter. So the plumber is giving us an estimate of what it would take to do this. He is proposing a new kind of tube that can expand more and if it breaks anyone can buy a new connector and put it back together.

- We have also had a hit in the termite department. It seems that they have gotten in again, and if I am remembering correctly we cannot get it professional sprayed or baited because it is too close to the Lake. So we should look seriously at what to do about the bath house.
- At this time I have asked for a band aid fix to get us started for the summer and we can figure out what to do from there. I would like the Finance committee to give me an idea if we have any money that I can use for a capital upgrade to the system.
- The campground not so bad, the bathrooms there will be opened this weekend and remain open 24 hrs until Labor Day weekend.
- I have worked with the electricians that are installing the power for the lights at the beach. Seems like everything will move forward this week if rain permits. I have to find the key switch, and get it purchased through the volleyball league.
- Also have talked to some folks to get the power at the campgrounds finished, still working on getting wire donated for that project.
- Nicole, can you post a list of volunteer thing needing to be done. Put on there all picnic tables painted, at the beach, campground, and the boat ramp picnic area. If anyone is interested in doing this project please contact me through email and I will get the paint.
- Note to the board I am planning on cleaning up the picnic area on Brandy Drive this summer. I would like it to be included on one of the volunteer days coming up soon. It will include clearing of brush and some less desirable trees. If we have an ECC committee, I will mark the trees needing to be removed, so they can Ok them. Once this is done I would like to seed it in grass and wild flowers for butterflies.
- Question: Lights at the beach?
 - At the expense of the volleyball league.
- Question: What are the expenses under the miscellaneous funds
 - It is mostly engineering fees and expenses related to the Ameren damage.
 - A detailed report is available at the office if you would like to see the individual line items.
- **Website**
 - E-mail Secretary Shake if you have information that needs to be posted on the website
 - Reminder to Road committee to send me a "What we've been working on" Summary
 - Do we want to create a RIC page separate from the Road committee? Consensus is yes.
- **Social**
 - Social Committee will meet Tuesday May 26th 7pm at the Lodge. Anyone interested in participating in the committee is invited to attend. We will begin the planning for the Pool Party in July.

Unfinished Business

- **Fireplace Procedures**
 - Still trying to figure out how to fix the updraft. Fireplace will not be able to be used until we do. Procedures will be written after we find a solution.
- **ECC Function, Scope, and Members**
 - The board will be asking the new ECC members to enforce the CCE&R's as written.
 - Interested Members
 - Adam Shake
 - James Grant
 - Leeann Welsh
 - Rick Stokes
 - Marvin Theobald (if not enough)
 - Question: What about decks do they require ECC approval?
 - We're not 100% sure.

Director Weir Arrived

New Business

- **Floats for Beach**
 - Treasurer Waldorf motion: approve purchase of the higher quality floats
 - Secretary Shake Second
 - Director Weir amends motion: Purchase the higher quality floats up to \$400 per float over budget.
 - Director Pirtle Second
 - Amendment passes 4-0
 - Amended motion carries 4-0
- **Marshall Asphalt Bill**
 - Secretary Shake Motion to approve Marshall asphalt payment of 14,075
 - Director Weir Second
 - Motion Passes 4-0
- **Herrman & Associates Bill**
 - Secretary Shake: Motion to approve 1B 6694.65 and 1C 7536.25
 - Director Weir Second
 - Question: Is this the actual expenses? Yes
 - Motion passes 4-0
- **Marshall Asphalt Ongoing Ameren Repair**
 - We have received another bill for the continuing repairs.
 - Director Weir: Motion to approve \$32,112 and bill Ameren
 - Director Pirtle: second
 - Treasurer Waldorf: Finance committee's recommendation was to send the invoice to Ameren directly from Marshall.
 - Director Weir: Shelli will be creating a bill for Ameren on all the expenses to date.
 - Secretary Shake: What is the Due date on the Marshall bill
 - Director Pirtle: Now.
 - Member Question: Why are we paying this kind of money for repairs that aren't holding?
 - Answer: We are doing the best we can with the weather and road conditions we have and the funds we have. These are temporary repairs until we can get the roads completely redone after the Ameren settlement and increased road fund.
 - Secretary Shake: So what your saying is it is in our best interest to pay this bill and maintain our good relationship with Marshall?
 - We need to pay this in order for them to come back out at all.
 - Motion Passes 4-0
- **Road Fund Payment Plans**
 - If there is no objection, as part of working with members on getting the road fund payed, the office would like to have board approval to offer those members that inquire one of the following payment plan options.
 - Pay by check or automatic withdrawal in 4 payments of \$140.73. This will pay the Road and Lake Fund by October 1st
 - Pay monthly by automatic withdrawal of \$70.37. This will get the member up to date by February first 2016.
 - Entering into either of these plans will keep the member in good standing and prevent late fees.
 - Other payment plans may be proposed by the member but must be a minimum of the 70.37 per month, and over the 140.73 per month to be paid by check.
 - No objections were heard.

Open Floor for Members

- Dave Welch Chef's Cooperative Catering LLC: Looking to set up vending at the volleyball game nights.
 - Bringing in a grill maybe a freezer and ice cream.
 - We are licensed by the state; would get a daily permit if I needed it at my expense.
 - Volleyball is very interested in it.
 - This would be entirely at the company's expense and liability
 - Board would recommend that volleyball hire you for a nominal Fee, but has no objection to you being there.
- Mike Langan: Where did the \$500 dollar amount come from?
 - Director Pirtle: Ameren has done a tremendous amount of damage to our roads, and we've gotten a variety of estimates on what those repairs were going to be. We are concerned that they will not cover 100% of the permanent repair costs. In order to raise the road the road fund it had to be at a properly notified member meeting. It was a good faith effort to try and save the additional costs of another meeting.
 - So why \$500? It was the recommendation of the Road committee.
 - It will be prioritized to the Ameren repairs, and IF there is any money left it will still be in the road fund.
 - What is the status of the work on Cheshire?
 - It was postponed based on the recommendations of the Road Improvement Committee. The culverts may be a ticking time bomb. We need to address the infrastructure issues before we repair the roads or we will be right back here again.

Executive Session

Motion By: Director Pirtle

Seconded By: Vice President Weir

Vote tally:4-0

Executive Session Adjournment

Motion By: Treasurer Waldorf

Seconded By: Director Pirtle

Vote tally:4-0

The Board has appointed Rick Stokes to chair the Environmental Control Committee, and will ask him to recommend two additional names for appointment to the committee based on those who volunteered to help.

Meeting Adjournment

Motion By: Treasurer Waldorf

Seconded By: Vice President Weir

Vote tally:4-0

Treasurer's Report May 19, 2015

All data presented is as of April, 30 2015.

The Total Cash Balance is \$605,006.86 and is made up of the following fund balances:

General Fund -\$213,283.94
Lake Fund - \$65,953.40
Road Fund - \$62,578.32
Emergency Fund- \$62,481.11
Lake Fund CD – \$100,304.15
General Fund CD – \$100,405.94

The outstanding receivables total is \$77,061.11a decrease of \$15,287.28. For additional breakdown, please refer to the attached Balance Sheet.

The Year-to-date Net Income is \$121,969.81 with Revenues of \$259,072.93 and Expenses of \$137,103.12. Please see the attach Profit and Loss Statement for further detail. Road funds assessments at the previously member approved amount of \$500.00 will be mailed prior to June 1. A line item has been established to identify temporary road repairs to be reimbursed by Ameren. There were no unusual expenses in April.

As for actual Cash details, for the month of April the cash deposits were \$24,827.40 and the cash expenditures were \$42,311.73. Additional report details are posted on the Heritage Lake website.

The Finance committee met May 11, 2015. The progress of the Road Improvement Committee, SSA and temporary road repairs were discussed. The Finance committee recommended all future temporary repair costs be sent directly to Ameren. A member of Finance will meet with the RIC committee to explain the logic used in reaching the SSA/member funding recommendation. Finance recommended future engineering consulting fees be paid from general funds. It was also recommended that the board use a standardized methodology for approving contracts over \$2,000. Two CEDARS were purchased to keep our cash exposure under the FDIC insurance level.

This concludes the treasurer's report for May 19, 2015.