

HLA Board Meeting August 18, 2015
Minutes
Call to Order: 7 pm

Roll Call

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

Approval of Previous Minutes

Motion By: Vice President Weir

Seconded By: Treasurer Waldorf

Vote tally: 5-0

Approval of Expenditures

Motion By: Secretary Shake

Seconded By: Vice President Weir

Vote tally: 5-0

Director Stickrod: Note that the beach budget was not set to account for labor on the beach, so we will need to make that adjustment on the accounts.

Treasurer's Report

Please see page

Questions:

- Did finance have a recommendation on the Bradford bids?
 - They did not, there was discussion about the difference between the bids and the Hermann spec. They did state the funds are available.

President's Report

- We have had 411 pay in full on the road fund, 55 that have accepted a payment plan. About 75 members owe less than \$500, about 75 owe more than \$600, about 75 owe between \$500 and \$600
- We have purchased the truck and it is getting refitted for the plow. We don't know yet 100% if we can use the existing plow and salt shaker but hope to.

Committee Reports

Member Chaired

- **Conservation**
 - Overflow culvert needs to be relined. Have been in touch with DNR, and we need to get approval to do it. We already have a permit to operate and maintain the dam, so we only need to submit a request for approval. DNR had no idea that the liner we want to use exists in a structural version, have never seen it before. We are working with them to get an engineering report to get an analysis of the structural strength of the pipe and seal status. We should be on track to still get it done this fall.
 - Dam reclassification discussion has continued, but there are a lot of additional engineering costs associated with continuing. There are risks that the State might upgrade us rather than downgrade us. We are grandfathered on some regulations, so as long as we maintain the dam and don't redesign it, the state should not be able to make us upgrade the dam. We have decided not to pursue reclassification.
 - We have decided not to spray the Lake this fall. Our only certified member has moved, and the only other prospect will not be certified until Late August. We will still need to get a motor, and we have several members interested in getting the training.
 - Questions:
 - So there was no spraying this year?
 - We did spray in the spring and purchased 2 years worth of chemicals
 - Are we drawing down this year?
 - We have not determined yet, but may.
 - Does the lake need to be drawn down for relining the overflow
 - It just needs to be below the spillway.
 - When are the meetings now?
 - For the next month or 2 likely a week prior to the board meeting.
 - We need to make sure we get notice to the members if we do draw down the lake. It was recommended that the drawdown be started in September.

Minutes

- Why are we paying for the engineering study and not the contractor?
 - The state has requested an independent contractor that we hire. Hoerr has an engineer but he is not licensed in Illinois. Either way we will likely see the cost, whether we hire it or Hoerr hires it and charges us back.
- We should contact Hoerr and ask for references of some engineers who are familiar with the product.
- If the state has never seen this solution what are other lakes using?
 - None of the others that are like us that have done this. 2 have done Hoerr's solution, but do not fall under DNR inspection.
- Was the Chicago contractor going to use the same product?
 - Yes.
- It seems like maybe we need to talk to others that have done this solution or investigate our other options. The scope we did of the pipe indicated we had several more years out of it. We're hesitant to be the test case.
 - DNR has indicated that our only other option is to dig it out. The concern is that if it does fail, we will have a major issue.
 - The product is used on waste water all the time, this is just the first use for lake runoff.
- Can they tell us about the use of this in another state?
 - We'd just have to do a lot of searching.
- We need to have Hoerr contact the manufacturer and get some more testimonials.
- Motion Director Stickrod: Approve up to 48,800 for the lining of the dam (\$43,800) and the engineering study (up to \$5,000) for the Hoerr solution pending DNR approval.
 - Second: Secretary Shake
 - Director Pirtle: I'm not comfortable being a test case for this.
 - It's not a test case for the product, just the application. If this is our only option as opposed to digging up the pipe and replacing it. If the engineering study comes back and it's not going to work then we can't do it anyway.
 - If we have a major failure on that, the parking lot is not yet up to par for an emergency spillway, and while we're addressing this, it's not there yet.
 - Vice President Wier: I would like to go through Hoerr to get their information, before we spend the money on an engineer. All they're going to do is look at the manufacturer's specs and make a recommendation.
 - Treasurer Waldorf: If we approve this, is it with the understanding that we will get these specs first? Yes.
 - What is the time frame for putting this in?
 - Prefer to do it in cooler weather. October or maybe November
 - There would be time to postpone to September board meeting, but Hoerr's schedule will allow.
 - Vote: 3 for 2 abstained, motion passes
 - Treasurer Waldorf, Secretary Shake, Director Stickrod for
 - Vice President Weir, Director Pirtle abstained
- Does conservation have any plans to redo the sediment basins again?
 - We have a member who will be taking about ½ of the dirt that is there now at the End of August. We are looking at spreading the remaining dirt over the parking lot. Need to research further. We will need to dig out again by the end of the year.
 - Conservation will be researching other options for the Raliegh sediment Basin over the fall and winter.

- **Environmental Control**
 - 3 tree permits
 - 1 shed permit
 - 1 building permit
 - No reply on mowing on lot at Summerset, sent certified letter but do not have a signature yet. The neighbor kept the lot up for years, but is not doing it anymore. The neighbors are complaining.
 - 16 Summerset ditch complaint, work was never finished. Knocked out the high spots for her.
 - Send fence permit to Cheshire property, will follow up. (Jerry Roy)
 - The Cottonwood in the culvert at the new construction next to the parking lot at the launch needs to come out. Bob and the volunteers will take care of it on Saturday while they are working on the dam.
- **Road Committee**
 - Ditch work on King Richard has been completed as approved. Not to exceed bid was \$10,500 and the actual was 4,380. The work done was phenomenal.
 - Bardford ditch work completed and culvert was replaced. Total cost of \$4,700. Also reshaped the ditch at Bradford and Hawthorne. We are doing a lot of the seeding and strawing with volunteers.
 - We may need to put up temporary no parking signs for Saturday Soccer league. Bob will take care of it.
 - We received back 2 bids on the Bradford Reconstruction. The committee is recommending moving forward with the UCM bid, and asking for approval tonight up to \$180,119.75
 - Also asking for \$5,000 for spray patching on the backside of Heritage Drive to prepare for A1 seal coating next year.
- **Finance Committee**
 - No additional report
- **Road Improvement Committee**
 - Had put together 2 – 3 levels of cost to take to Herrman and Associates to get estimates of the work for the total construction. Hermann and Associates has decided not to work with us any further. They have made recommendations on other engineers we could consult with.
 - Some members of the committee want to go back to Herrman and bring them back on board. It will be up to the board to decide if we pursue a continued relationship with Herrman or work with another engineer.
 - Jim Flynn has demanded the following if he's going to be the point of contact with Herrman.
 - Guarantee of a single point contact with Herrman and Associates
 - Hermann and Associates will be consulted on all major road improvements while they are under contract with us.
 - Hermann and associates would have a pre-approved scope of work and budget schedule and a prepayment of 1/3 if requested
 - Point of contact would have flexibility for billing for time spent on phone calls
 - Quote from Hoerr on relining culverts that are more than 6 feet deep; approximately \$200,000 for all cross road culvert in the subdivision if all were to be relined.
 - There has been discussion to do chip seal in the place of the Bradford Road reconstruction, but the information has been that we will not be able to do that this year, so the Bradford reconstruction is our best option for improvements this year. There is a potential for chip seal (A1) this year, but it's a pretty high risk this late in the year.
 - Further discussion was had on the HLA funded options for reconstruction.
 - Questions:
 - Are the Bradford bids that different from the Hermann recommendations?
 - They are different yes. Herrman recommended a 9" cement infused base and asphalt. The bid is for a 6" tilled base plus 3" of Cam 6 (which will pack really well) and asphalt.
 - Hermann has not given us feedback on the plan, but other area engineers have given us the indication that this is a good plan.
 - Approximately a \$44,000 difference (25%) to do the current plan versus the Herrman plan.

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- There appears to be a sufficient base to do either plan.
- Other than the cost difference, what are the benefits to the lesser standard on Bradford?
 - We know that it is better than what we have done in the past. There are concerns that if there is too much cement in the base you are subject to more cracking. Cam 6 is more flexible. Different engineers will give you different opinions.
- Herrmann estimate to do this on the main roads and entrances was so high that the RIC felt the membership would not support it. It is not feasible for the entire subdivision, and doing this lesser spec will provide a solid example to the membership of what we can get for our money.
- Vice President Weir: Why did we spend all this money on engineering studies and now we're not following those recommendations? Especially when it's only 25% less.
 - We were asking Herrman to design a road that would last 20 years. They estimated a number for ditches, and all the other parts. That number was far larger than the RIC felt the membership would support. With the recommendations and research we got from them, we worked to get something the membership could afford.
- Director Stickrod: My frustration is that we've done all of this work and we haven't been able to share it with the membership. A few people have made the decision about what the membership can and can't be afforded by the membership.

Director Pirtle made a motion for executive session

Director Stickrod seconded

Vote 5-0

Motion to Adj Exec Session Secretary Shake

Second Director Stickrod

Vote 5-0

- Is the \$44,000 additional direct from the contractor or estimated by us?
 - It is estimated by us
 - Shawn suspects they will not be willing to do the 9" base for that small of a section for that price.
- The board would like to know what the real cost difference is. We have concerns about the fixed costs associated with the 9 inch base, but do not feel we can make a decision without knowing the true cost difference.
- Secretary Shake Motion: Approve Bradform reconstruction using the 9 inch reclamation spec for a cost not to exceed \$250,000, pending finance approval.
 - Vice president Weir Second
 - Vote 5-0 Motion passes

Director Stickrod left the meeting

Board Chaired

- **Maintenance**

- Truck has been replaced
- Volunteer day on Saturday to trim brush at the dam and campground
- Lawn Tractor is on its last legs. I would like to add an additional tractor
 - Director Pirtle: Motion to spend \$3,000 to purchase a new lawn tractor (pending finance approval)
 - Vice President Weir: Second
 - What's the status of cleaning the shed?
 - We have received reimbursement from insurance and will be working on clean-up.
 - Vote 4-0, motion passes

Minutes

- **Office Org.**
 - Lake Fund Statements with road fund late fees will go out next week.
 - Will begin working with Tara to take over general website maintenance.
 - Board meeting notice only requires 48 hours notice if we need it after receiving Bradford bid.
- **Pool & Lodge**
 - Pool
 - Pool was down for a week due to visibility issues.
 - Will be open on weekends and Labor day
 - Lodge
 - The bathroom repair for the wall holes has held up well.
- **Administrative & HR**
 - No report
- **Building & Zoning & Security**
 - No report
- **Outdoor Amenities**
 - No report
- **Website**
 - No additional report
- **Social**
 - Rib Throwdown October 3rd
 - Football game has been postponed until November 1st vs Vikings at Noon
 - Vice President Weir: Motion to have Trick or treating on Friday October 30th 5-8
 - Treasurer Waldorf: Second
 - Vote 3-1, Secretary Shake opposed Motion passes

Unfinished Business

- **Road Committee Additional Expenses**
 - Director Pirtle: \$5,000 for spray patching this year (pending finance approval)
 - Treasurer Waldorf Second
 - Vote 4-0 Motion passes
- **Beach Bath House**
 - \$700 has been spent so far to make temporary repairs to the bath hose
 - Working to get estimate for repair/replacement options by next spring.

New Business

- **Affirmation of truck purchase**
 - Treasurer Waldorf motion to affirm the e-mail approval of the truck purchase
 - Vice President Weir Second
 - Vote 4-0, motion passes

Open Floor for Members

- None

Executive Session

Motion By: Director Pirtle

Seconded By: Secretary Shake

Vote tally: 4-0

Executive Session Adjournment

Motion By: Vice President Weir

Seconded By: Secretary Shake

Vote tally: 4-0

Meeting Adjournment

Motion By: Vice President Weir

Seconded By: Secretary Shake

Vote tally: 4-0