

HLA Board Meeting September 15, 2015
Minutes
Call to Order: 7:01 pm

Roll Call

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

Approval of Previous Minutes

Motion By: Director Stickrod Seconded By: Vice President Weir

There are a of couple errors...the final amount for the King Richard work was incorrect should be 4,380
Jim Flynn did not make a request, he made a demand.

Vote tally: 4-0 as amended

Approval of Expenditures

Motion By: Director Pirtle Seconded By: Director Stickrod Vote tally: 4-0

Treasurer's Report

Please see page 5

Questions: none

President's Report

We are still in conversations with Ameren. We should have an update later this month or early next month.
Also had a complaint of vehicle damage, loosened lugnuts, have not had any additional reports.

Committee Reports

Member Chaired

- **Conservation**
 - Have a new member Matt Berkseth. He and Director Stickrod will be getting trained/certified on treating the lake.
 - Recommend to use Maurer-Stutz engineers to prepare the required reports for the DNR approval of the Dam overflow liner
 - Recommend Lake Draw down beginning October 1st, will monitor to insure levels stay adequate for boat removal, and will shut off once the lake freezes over.
 - We have not been able to give away the sediment basin debris. So we have a bid from Miller & sons of \$6,000 to remove and haul away to Lowery's pit. Requesting approval of this approval.
 - Are in discussions about the future of that sediment basin. Options are being considered.
 - Question: how many days dry does the tube have to be to install the liner?
 - Don't know for sure, but we will work with Hoerr to make those arrangements accordingly.
 - Dam has been mowed and volunteer day did a large amount of clearing. Will do more this coming Saturday. 7am at the Maintenance building
 - Fish stocking is scheduled for early November.
 - Beach inspection showed that we have a very healthy beach. E-coli readings of 7-8 ppm out of an allowable 200ppm
 -
- **Environmental Control**
 - Direction on mowing/growth complaints
 - If we're going to go after one, we need to do them all.
 - If there's a complaint, we need to follow through. All complaints.
 - It will be up to the discession of the ECC to determine if it is a nuisance
 - Secretary Shake: Motion to appoint Jerry Roy to replace Leann Welch
 - Vote 4-0, motion passes

Minutes

- **Road Committee**
 - All planned ditch work for 2015 is completed.
 - Complete reconstruction of Bradford will begin soon. Still working on a date for that. Specs are 9 inch reclamation with emulsified concrete with a 2% slope
 - New road surface will be about 2.5 inches higher than the existing driveways. Any drives that have concrete or Asphalt to the road will need to be built up. Road committee is working up estimate for options for homeowners.
 - The bump-out across from the entrance to the bank is recommended to be removed. Blending it into the ditch will be a savings over the original quote.
 - Total cost is approximately \$221,367, under the \$250,000 not to exceed approval granted by the board at last meeting.
 - Details will be posted on the website and available at the office as soon as possible.
 - Contractors have taken samples to determine the right base mixture.
 - It looks like we will need 7 days for the surface to cure. Looking at treating 1 lane at a time so to minimize impact to homeowners. Heavy trucks will not be allowed on the road during that time (busses, garbage truck, delivery trucks)
 - Expected start October 1. Will provide an individual quote for each driveway.
 - Letters to go out to members ASAP
 - Spray patching will happen next week. May be able to get one more day available on the secondary roads at a cost of \$5,000.
 - Director Pirtle: Motion to approve \$5,000 for additional spray patching contingent on quality of first round of work and Road committee approval, and finance approval.
 - Vice President Weir: Second
 - Do we have adequate funds? Even with the planned work yes we should be good.
 - This has been suggested by the engineers that this would be money well spent to preserve the roads that are in reasonable condition.
 - We're ok with it if all other parties are.
 - Vote 4-0, motion carries
- **Finance Committee**
 - No additional report
- **Road Improvement Committee**
 - Arrangements are being made to meet with county representatives to obtain clarification of the county position and expectations regarding several points related to the SSA process.
 - No further engineering contact is planned until county expectations are clarified.
 - Road design option data is being evaluated relative to SSA and HLA funding options to determine best fit recommendations.

Board Chaired

- **Maintenance**
 - Maintenance repair is moving along, truck has been replaced, equipment has been serviced.
 - Still need to do some wiring repairs.
 - Painted speed bumps
 - Filling potholes
 - Purchased a new Brush hog
 - Collecting concrete rubble to help fill in the ravine behind the boat launch parking lot.
 - In preparation for snow, we will be cutting back brush on the shoulders
 - Seal docks
 - Finish picnic area at boat launch.
 - Volunteer Day this Saturday.
 - Installed child swing at the lodge.
- **Office Org.**
 - Working on new property owner database.
 - Lake Fund bills went out, due October 1.

Minutes

- **Pool & Lodge**
 - Pool
 - Pool closed for the year. Had a few problems in the last 2 weeks.
 - Look into ways we can keep better circulation in the last three weekends.
 - Winterizing shortly
 - Will have the paint repaired (for free) in the spring
 - Lodge
 - Working on tennis courts still, should have up by spring.
- **Administrative & HR**
 - No additional Report
- **Building & Zoning & Security**
 - No Report
- **Outdoor Amenities**
 - Lake Draw down beginning 10/01
 - Sand has been delivered and is on the volleyball courts for the beach.
 - Recovered the ladder from the swim docks, will reinstall it.
 - Will order gravel to fill holes in the boat ramp
 - Beach was GREAT this summer, thank you Rick Bremner!
 - Volleyball is over. More people involved than ever. One light is up and functioning, the other will be installed next year. The switch will be keyed, Volleyball will have one, Outdoor amenities will have one, and the office will have one.
 - Will need to amend the Rules and Regulations to account for these new lights.
 - Volleyball also paid to upgrade the pavilion panel that will be completed shortly.
 - Poles for the parking lot will be installed as soon as possible. Again free labor.
- **Website**
 - Tara has taken over the majority of those posts.
 - Guest Post Mondays will be coming soon. Looking for local businesses to post on items that are of interest/importance to the members
- **Social**
 - Garage Sales were this last weekend
 - Rib Throw Down October 3rd
 - Halloween Bonfire Oct 24 6-9 at Beach
 - Trick or treat Oct 30 5-8
 - Football Nov 1 Noon @ lodge

Unfinished Business

- **Road Committee Additional Expenses**
 - All in New business
- **Beach Restroom and Bath house repair**
 - Have talked to 2 contractors who may be interested in our job, one not available until spring.
 - Have a design for a rebuild with an office space, but this may not be an option for us. County construction codes have changed in the last year, and has made this potentially cost prohibitive
 - Gutting to the block, moving the doors and other adjustments to come in ADA compliance. Estimate comes to \$76,800.
 - Complete tear down and building new with office space is looking at \$126,400. Not completely sure what the county would require of us.
 - Both include a single outdoor shower.
 - Have worked with 4D construction before. Good company to work with.
 - Secretary Shake and Director Stickrod prefer to pursue conversations with Finance Committee on the feasibility of the rebuild at approximate cost of \$76,800. If finance feels we can handle it financially, request an official bid.

Minutes

- Vice President Weir would prefer to develop a less expensive alternative that will improve it without a complete rebuild. Spend 10 or 15,000 to improve it now and spend that other money on our roads.
- Consensus to talk to finance and get their opinion. Don't move outside of the Association for now. Look at options for a less costly or spread out improvement.

New Business

- **Lake Draw Down October 1, 2015**
 - Director Stickrod: Motion to open the drawdown valve as recommended by the conservation committee on October 1st.
 - Vice President Weir: Second
 - At the very least we need a more visible sign. Henderson-Weir has donated Ground signs that may grab more attention.
 - Boat ramp will still be accessible and usable.
 - Director Stickrod will make the posters, Director Pirtle will get the signs out.
 - Vote 4-0, motion passes
- **Maurer-Stutz CIPP Specification**
 - Approved up to \$5,000 last month. This falls within that approval and needs no further approval.
- **Sediment Basin 1 (Raleigh Ave) dried sediment transport**
 - Secretary Shake: Motion to approve \$6,000 pending finance approval, to remove sediment from Basin 1.
 - Director Pirtle: Second
 - Vote 4-0, motion passes

Open Floor for Members

- Carl Honold: A special meeting will be called about the Roads, and we're looking at spending about 70% of the funds. So you're going to come and ask for more road money?
 - We hope to get a plan in place and have information meetings and member approval of a long term (5-10 year) road improvement plan. There has been a bit of a delay but it is coming.

Executive Session

Motion By: Secretary Shake

Seconded By: Director Stickrod

Vote tally: 4-0

Executive Session Adjournment

Motion By: Vice President Weir

Seconded By: Director Pirtle

Vote tally: 4-0

Meeting Adjournment

Motion By: Director Stickrod

Seconded By: Secretary Shake

Vote tally: 4-0

Treasurer's Report September 15, 2015

All data presented is as of August 31, 2015.

The Total Cash Balance is \$746,692.90 and is made up of the following fund balances:

General Fund -\$68,413.10

Lake Fund - \$66,553.97

Road Fund - \$285,584.84

Emergency Fund- \$75,078.15

Lake Fund CD – \$100,430.19

General Fund CD – \$50,386.77

General Fund CD2 - 100,245.88

The outstanding receivables total is \$224,218.92 a decrease of \$20,718.34. . At the end of August, there was \$94,750 in unpaid Road Fees. Late fees were included on the Lake Fund statement mailed in September. For additional breakdown, please refer to the attached Balance Sheet.

The Year-to-date Net Income is \$397,383.55 with Revenues of \$690,666.21 and Expenses of \$293,282.66 Please see the attach Profit and Loss Statement for further detail. Five percent of the annual general assessment, \$12,544, was transferred to the Emergency Fund in August.

Insurance reimbursement for the fire damage to the HLA storage shed and truck was received in August. A used truck was purchased and snow equipment installed. There were no other unusual expenses or income.

As for actual Cash details, for the month of July the cash deposits were \$44,018.36 and the cash expenditures were \$40,044.85. Additional report details are posted on the Heritage Lake website.

Due to no agenda items the Finance committee did not met in September. 2016 business planning files are being developed and will be sent to the HLA board members and committee chairs to complete by Mid-October.

This concludes the treasurer's report for September 15, 2015.