

Roll Call

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

Approval of Previous Minutes

Motion By: Director Pirtle Seconded By: Vice President Weir Vote tally: 4-0

Approval of Expenditures

Motion By: Treasurer Waldorf Seconded By: Vice President Weir Vote tally: 4-0

Treasurer's Report

Please see page 5
Questions:

President's Report

- Bradford has been completed. Shawn and Marvin did a great job getting that arranged. Thank you.

Committee Reports

Member Chaired

- **Conservation Committee**
 - Dam Overflow pipe lining
 - Maurer Stutz has been hired to prepare engineering study on CIPP liner for the DNR. There are some concerns about flow rate being reduced instead of increased. It appears that it is true and we may have to abandon the liner option. Further evaluation on the emergency overflow is needed.
 - Requesting an additional \$1,000 for engineering expenses (not to exceed \$2,000 total)
 - Lake Drawdown
 - Opened the valve at 2 7/8" down from normal
 - Now at 25 1/4" below normal pool.
 - Will be down another 14 inches estimated by November 7, will continue to monitor.
 - Will be down another 18" by Dec 31 (assuming we don't freeze by then)
 - Signs
 - Obtained signs from DNR on how to prevent cross contamination between other lakes and ours.
 - Received a donation in the memory of Vern "Junior" Sorenson to the lake fund. Committee recommends using this donation to purchase Fishing limits signs. Requesting Board approval for not to exceed \$500 for these signs.
 - Dam Maintenance
 - No need to mow again this year
 - Cleared out the brush with volunteer days.
 - Discovered erosion channels. Funding for repairs of these will be part of the 2016 Lake Fund Budget.
 - Fish Stocking delivery is due in November
 - Fish Attractors will be included in the 2016 budget. A local group will be helping us build those.
 - North Sediment Basin and branch of the lake
 - Dirt removal has been completed.
 - Seeding will not be done as the basin needs cleaned out again.
 - 2016 proposed budget includes \$50,000 to dig out the North Basin and start the three year plan to begin the reclamation of the North Branch
 - Requesting approval of a not to exceed expense of \$50,000 with work to start in November, pending finance approval.
 - 2016 Lake Fund Budget has been provided to Director Stickrod and Bonnie.

Minutes

- **Environmental Control Committee**
 - 1 tree permit
 - 1 revised garage permit at 25 Windsor, builder changed to Victor Grethey. Gave variance to move closer to roadway but maintain 15ft right of way.
 - Checked yard at 5 Stratford and gave 10 day verbal warning to mow from complaint from neighbor. That has since been mowed.
 - Had complaint at 7 London Court from neighbor, house is in Foreclosure and owners moved to Florida. Gas, water both tagged for shut off, also behind on all HLA fees, have filed bankruptcy.
 - Contacted Wes Nolenberg about culvert he was about to install on lot 44 Elizabeth Way culvert was 10" thin wall agreed on 12" heavy duty. He will clean blocks on lot 45 Westminster as soon as he gets deed from Tazewell County.
- **Road Committee**
 - Bradford has been completed. We now have a very nice front entrance road.
 - Requesting \$5,000 for additional ditch work this fall on Kenton (4 way stop to the exit) and backside of Heritage Drive.
 - Likely will not get to any more spray patching this fall.
- **Finance Committee**
 - If you need assistance with your budget please contact Bonnie. Need to have them by the end of the month.
- **Road Improvement Committee**
 - Committee members are in the process of reviewing previous research and preparing questions for the county regarding expectations of the county and the SSA process.
 - Getting answers to these questions a critical to understanding how to establish comparisons with HLA self-funding options.
 - Have some concerns with the damage the garbage trucks are doing in our cul-de-sacs. Feel we need to address potential solutions with Neville. We have requested before that they back down roads and it's unreliable that they do it.
 - Director Pirtle and Vice President Weir will initiate conversations about it.

Board Chaired

- **Maintenance**
 - In between mowing an snow. Using our time sealing the docks, ditch work, building up the shoulder on Bradford.
 - Following up on Member suggestions for other projects.
- **Office Org.**
 - Budget mailing will need to go out at least 30 days prior to the meeting where we will approve it. We'll get started on the mailing prep.
- **Pool & Lodge**
 - Pool
 - Closed for year. Had someone break in, but they were caught.
 - Lodge
 - No major maintenance issues
- **Administrative & HR**
 - No Report
- **Building & Zoning & Security**
 - No Report

- **Outdoor Amenities**

- Bath House Remodel
 - Volunteer day went well. We had 6 people working on the bathhouse.
 - One issue confirmed is there was a lot of termite damage, mainly in the dividers and shower walls. We removed all of those items. We did find some damage in the roof but, it is far less than first thought. It seems one rafter and one ceiling joist has damage. I am going to talk with Janet at Tazewell County and see if we can just repair these and save the roof. If so that is good for the budget and may allow to get more done inside.
 - Did find out that we will need to get permits for plumbing. Not sure on final cost yet.
 - Also found electrical has been poorly repaired in the past and wires have been removed from the junction boxes and left lying on the ceiling. This will also be repaired while we have the ceiling opened.
 - Looking for doors now and going to talk to a brick person to see about moving doors.
 - Will schedule meeting with plumber to bid.
- Need to work with maintenance and Bob to get campground buttoned up for winter.
- We have had many thanks for the lake lowering from people that want to work in their shore line and docks. Only one person seems to not be happy.
- Rodney and Collin Kracheck (CJ) removed the abandoned sail boat pontoons from the lake.
- I am waiting for the lake to get to full drain to move the sand to the beach.
- Looking to get wire for campground soon and get it pulled into the conduit. Still waiting on volunteers to do this work. We did have about 6 people ask to use the campground this year but they want power.
- Fixed the boat ramp docks, someone removed one of the pins holding them in place.
- Question: Can we get some repair on the Dog park fence?
 - Director Pirtle will look into.

- **Website**

- Have been having some speed issues and random errors. Working with our hosting service to get to the root of the problem. When it doubt, refresh.

- **Social**

- Bonfire and Haunted House this Saturday 10/24 starting at 5.
- Trick or Treat Friday 10/30 5-8 PM
- Haunted House Saturday 10/31 5-8 pm
- Football at the Lodge 11/1 starting at 11am. Burgers/dogs provided, BYOB
- Christmas Party 12/12 2 pm.

Unfinished Business

- **Road Committee Additional Expenses**

- Director Pirtle: Motion to approve \$5,000 out of Road fund for additional ditch work.
 - Second: Vice President Weir
 - 4-0 Motion Passes
- Vice President Weir: Motion to approve up to \$2,000 for salt.
 - Second: Director Pirtle
 - 4-0 Motion Passes

- **Lake Drawn Down 2015 Update**

- See Conservation report.

New Business

- **\$25,000 to update Beach Bathhouse**
 - Vice President Weir: Motion to approve up to \$25,000 for improvements at the Bathhouse, with at least 3 bids on any non-volunteer work.
 - Director Pirtle : Second
 - Treasurer Waldorf: I have concerns about doing this outside of the budget. We are close enough that this could have waited.
 - Not needing to replace the roof will likely bring this project under budget or allow for additional improvements that were going to have to be cut.
 - Cost expectation breakdown:
 - \$6,000 for the roof.
 - \$1,500 to move the wall between the two restrooms.
 - \$5,000 for two metal doors with ADA handles and latches.
 - \$1,000 for block and grout to move the doors.
 - \$3,000 for the dividers.
 - \$1,000 for tile.
 - \$5,000 for plumbing.
 - \$1,000 for sidewalks.
 - \$1,500 contingency
 - Vote 3-1, Treasurer Waldorf opposed.
- **Additional Engineering Expenses for Dam pipe lining**
 - Director Weir: Additional \$1,000 for engineering expenses for lining dam
 - Secretary Shake second
 - 4-0 motion passes
- **Lake Reclamation Project**
 - If we commit to this first part does it commit us to the entire \$150,000?
 - No it does not.
 - Secretary Shake: I have concerns with an approval of this magnitude with as little information we have been given. I feel very backed against the wall.
 - This opportunity has only come up in that last couple weeks because of the draw down, but the reclamation has been in the plans and the Lake fund has been saving for it for several years.
 - Director Pirtle: Motion to approve up to 50,000 for beginning the reclamation of the north branch of the lake, subject to receipt of three bids.
 - Vice President Weir: Second
 - Vice President Weir: I am hesitant to approve this until we know what's going to happen with the overflow pipe. I don't want to have to have a special assessment if the overflow should fail.
 - Vote 1 for (Pirtle), 2 Against (Shake, Weir), 1 Abstained (Waldorf)
 - Motion Fails.
 - Conservation has been asked to bring more information to the board and bids if at all possible to the November board meeting (if not before)

Open Floor for Members

- None requested the floor

Executive Session

Motion By: Treasurer Waldorf

Seconded By: Secretary Shake

Vote tally:4-0

Executive Session Adjournment

Motion By: Treasurer Waldorf

Seconded By: Vice President Weir

Vote tally:4-0

Meeting Adjournment

Motion By: Treasurer Waldorf

Seconded By: Vice President Weir

Vote tally:4-0

Treasurer's Report October 20, 2015

All data presented is as of September 30, 2015.

The Total Cash Balance is \$750,547.22 and is made up of the following fund balances:

General Fund -\$45,328.10

Lake Fund - \$82,254.54

Road Fund - \$295,425.36

Emergency Fund- \$75,095.40

Lake Fund CD – \$100,811.17

General Fund CD – \$50,386.77

General Fund CD2 - 100,245.88

The outstanding receivables total is \$204,995.69 a decrease of \$19,223.23. . At the end of September, there was \$76,601.30 in unpaid Road Fees, 26,099.20 in Lake Fund fees and 33,121.04 in Assessment 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 \$362,084.70 with Revenues of \$732,628.87 and Expenses of \$370,544.17 There were no unusual expenses in September. Please see the attach Profit and Loss Statement for further detail.

As for actual Cash details, for the month of September the cash deposits were \$37,269.78 and the cash expenditures were \$28,292.34. Additional report details are posted on the Heritage Lake website.

The Finance committee met October 15, 2015. The committee recommended the board to approve \$500 for seeding Raleigh Ave sediment basin area, \$5,000 for additional spray patching on Heritage Dr and secondary roads and \$5,000 additional ditch work done.

Related to the bathroom renovations the finance committee agrees that there is funding in the reserves and if the board chooses to use those funds they can approve the project.

The finance committee recommends that the board reconsiders making email approvals unacceptable for large dollar expenditures that can wait until next finance committee/board meetings. The finance committee is currently working on the business plan with the board. Per the bylaws, the budget needs to be available for review to the membership 30 days prior to board approval. The budgets should be able for the membership to review by November 15, 2015.

This concludes the treasurer's report for October 20, 2015.