

HLA Board Meeting December 15, 2015  
Minutes  
Call to Order: pm

### **Roll Call**

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

### **Approval of Previous Minutes**

Motion By: Director Pirtle

Seconded By: Treasurer Waldorf

Vote tally: 3-0

### **Approval of Expenditures**

Motion By: Secretary Shake

Seconded By: Treasurer Waldorf

Vote tally: 3-0

### **Treasurer's Report**

Please see page 5

Questions: None

### **President's Report**

We are talking with the collection attorney about collecting the outstanding debt. Hope to work out a deal with him. Approximately 50,000 of the outstanding debt is from the damage caused during the Ameren work last spring and summer.

### **Committee Reports**

#### **Member Chaired**

- **Conservation Committee**
  - See page 5
  - Questions: None
- **Environmental Control Committee**
  - See page 5
  - Questions: Check with Rick Bremner on rainfall totals.
- **Road Committee**
  - Billing to property owners that had culverts replaced in 2015.
  - The culvert at sandy beach that was cleared by Daniels this spring has silted in again. Road committee is recommending putting in a culvert riser. Cost of excavating the culvert was nearly \$2,000. We will look into doing this next spring. We do not have a cost estimate yet, but likely slightly more than the cost of digging it out.
  - Maintenance crew is doing a great job on the shoulder work. They are saving us a bunch on that
  - We need to
- **Finance Committee**
  - See treasurers report
  - Questions: None

- **Road Improvement Committee**
  - Requesting \$3,000 for attorney fees to answer additional questions and prepare an SSA letter of agreement. When that request was brought to the Finance committee, some additional questions were answered. The Finance committee felt that after their previous dealings, we should not pursue the letter of agreement but should just get our questions answered first. Additionally, we have a \$2,000 credit with the attorney that was due to a billing error that the finance committee suggests we use for that. Bonnie's understanding is that the County will write the letter agreement once we commit in good faith to pursuing the SSA.
  - There is confusion as to whether a letter of agreement obligates us to any expenses regarding an SSA or if it is just a written statement of understanding.
    - So it sounds like we need to get all the HLA parties involved and gather all the thoughts and questions about the SSA process before we dive into the SSA process.
    - So how do we move forward?
      - Marvin and Bonnie, Jim Flynn, Tim Weir, Tim Coan and any others need to get together. Time is of the essence. Items need to be finalized by February 1<sup>st</sup> in order to be on the Annual Meeting Agenda.
      - Once all HLA parties are on the same page, a new draft of remaining unanswered questions needs to go to the lawyer to be resolved with the county.
  - Working on a spreadsheet that will outline the costs of the road repairs to present to the membership.

#### **Board Chaired**

- **Maintenance**
  - In the golden period of now mowing and no plowing.
  - Been working on cleaning up the cul-de-sacs for better drainage and snow placement
  - Cold patching
  - Spending time working at the beach house
  - Equipment maintenance
- **Office Org.**
  - Working on year end file clean-up
  - Annual Meeting prep
- **Pool & Lodge No report**
  - Pool
    - Nothing new.
  - Lodge
    - Floor has been resealed.
    - Need to keep an eye on lights at the lodge.
- **Administrative & HR**
  - No report
- **Building & Zoning & Security**
  - No report
- **Outdoor Amenities**
  - Progress on the bathhouse.
    - All demo is done.
    - Outside work on the siding and trim and rafters is done.
    - Waiting on estimates from plumbers. I have contact with three plumbers and just waiting for info from them.
  - Lake info.
    - Drain down seems to have stopped
    - We are paying the engineer 1800 dollars for work so far. I need someone to stop in and sign the invoice as second signer, was signed today.
  - Are we intending to pull the floats on the lake? We'll double check with Rodney.

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- **Website**
  - Road updates have been posted (including Brads corrections)
  - Other committees feel free to send any updates you would like posted with 2015 summaries.
  - Watch for annual meeting announcements
  - Subscribe!
- **Social**
  - Christmas Party was a great time for those who came.
  - Need to find committee members, or only activities next year will be Chili cookoff, Easter Egg Hunt, Rib Throw Down. Have some great idea to implement (monthly game nights at the lodge, Homebrew Showcase, Welcome Team, Monthly newsletters) but Secretary Shake can't do it all alone.

**Unfinished Business**

- **Road Committee Additional Expense**
  - None requested
- **Lake Draw Down 2015 Update**
  - See Conservation Committee report
- **2016 Budget**
  - Motion Secretary Shake
  - Second Treasurer Waldorf
  - Vote 3-0 Motion Passes
- **2016 Annual Meeting**
  - Send any volunteer needs to Secretary Shake by February 1
  - Send any agenda information to be included in the mailing to Secretary Shake also by February 1
  - Date Reminders
    - January 12, 2016: Deadline to submit interest to be on the ballot for the Board of Directors. 2 Board positions will be up for election.
    - January 27, 2016: Date of Record. All 2015 fees, assessments, and fines must be paid by this date in order to be considered in good standing and eligible to vote at the annual meeting.
    - Late February/Early March, 2016: Annual Meeting Documents mailed. Watch your mail for your board of director ballots and annual meeting proxies. One packet will be mailed to each member in good standing.
    - Early March 2016: Informational meetings on any known issues to be brought before the membership will be held. Please watch the website, Facebook page, or entrance boards for specific dates..
    - March 9, 2016: Advance ballots and proxies are due by 6 pm. Ballots and proxies received after this time will still be counted, but must be presented at the annual meeting.
    - March 12, 2016: Annual Meeting begins at 9 am. All ballots are due by 8:55 am. Ballots received after that time will not be counted. Proxies may be submitted at any time during the meeting.
  - What is the plan for the Road Improvement Committee presentations?
    - For the RIC to present their research and the options available to the membership during informational meetings leading up to the annual meeting.
    - At the annual meeting, it will be up to a member to make a motion to implement any of the presented plans.

**New Business**

- **New Class of Membership**

- One of the ideas on the RIC Pay as you go proposal is to reduce the Road Improvement fee for members who only have a lot and no house.
- Has it has been confirmed that this would be allowed by the CICA? Not yet, but we believe so.
- If we lose a membership only lot, we lose \$400 a year in revenue.
- The benefit would be that this keeps people from dumping lots because of the additional assessments when they have less of a vested interest in the association.
- This would have to be a consideration as a change in the bylaws for the annual meeting, and approved before the members.
- Other considerations would be how this would impact voting rights.

Vice President Weir Arrived

- **Attorney Expenses for Road Improvement Committee - \$3,000**

- Pirtle: Motion for Attorney expenses up to \$3,000 to obtain written documentation answering SSA related questions and gathering county expectations for what would be required for an SSA agreement.
- Second: Secretary Shake
  - Where will this come from?
    - We have \$2,000 credit with the attorney, so we would be dipping into the reserves for the other \$1,000.
  - This would fall out of next year's budget correct? Yes.
- Vote 4-0 motion passes.

- **Sale of Lot to Wes Osmond**

- Would like to sell 14 Berkshire as a membership lot for \$100 plus recording expenses (35.75), and assessments will be prorated. Unit 1 lot 252. It was sold a few years ago, and was given back this year.
- Vice President Weir: Motion to sell the lot as stated above.
- Treasurer Waldorf: Second
- Vote 4-0 motion passes

- **Requesting exemptions from the Late fee**

- It is in the recommendation of the Finance committee that we no longer waive late fees. It puts Tara in a bad spot if we as a board offer an exemption to some members and not others.

**Open Floor for Members**

- Bob Trombini: Thank you for the work that was done on Bradford!

**Executive Session (no motion made)**

**Meeting Adjournment**

Motion By: Vice President Weir

Seconded By: Treasurer Waldorf

Vote tally: 4-0

**Treasurer's report**

**Conservation Committee Report 12/15/15**

- The Conservation Committee has not met since the October Board Meeting.
- Lake Draw Down: The drain valve has remained open continuously since Nov 7 and on Nov 21 reached a low point of 34 3/8 below normal pool. Rain since Nov 21 has raised the water level and it is currently at 21 3/8 below normal pool. The valve will remain open until the lake ices over.
- Overflow Pipe Liner: Maurer-Stutz Engineering on Nov 10 notified the DNR that their analysis showed that the dam meets DNR emergency overflow capacity requirements. The DNR has notified us that they are way behind in their work load and will review the request as soon as their priorities allow.
- Reclamation of the Lake North Inlet: Remains on hold.
- North Sediment Basin Clean Out: Basin clean out is ready to start.

**Environmental Control Committee Report 12/15/15**

- 2 tree permits
- 2 accessory for fences
- Directed ECC members to read, sign, the code of conduct, and turn in.
- Contacted homeowner @ 628 Heritage Dr. about landscape timbers blocking water from running off roadway, he removed.
- Talked to homeowners at 4 Carlton Dr. to leave neighbors grass alone.
- Haven't found homeowner at home @ 6 Carlton Dr. on his fence issue.
- Lot @ 52 summerset has been mowed, killed 9 field mice after mowing was completed.
- Got email from Tara on Monday 12-14 on emergency tree permit called homeowner to not wait safety comes first, take tree out of harm's way and any other trees that might be a safety issue in the future to have homeowner go ahead and address.