

HLA Board Meeting February 16, 2015
Minutes
Call to Order: 7:02 pm

Roll Call

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

Approval of Previous Minutes

Motion By: Vice President Stickrod Seconded By: Treasurer Waldorf Vote tally: 5-0

Approval of Expenditures

Motion By: Director Weir Seconded By: Vice President Stickrod Vote tally: 5-0

Treasurer's Report

Please see page 9

The audited statement is back, it has been approved and will be posted on the website. The reason there is a big deficit this month is we haven't had any income, and we did have quite a few bills.

Questions:

President's Report

- There have been reports of drag racing on Westminster
 - Secretary Shake: I have an e-mail with a picture of the vehicle.
 - President Coan: I will follow up with Randy

Committee Reports

Member Chaired

- **Conservation**
 - Blake Rubush has produced a letter that will go to DNR stating that our Dam should be reclassified. Lowering it from a 2 to a 3 will lower a lot of our expenses related to the dam. He has put together a draft, conservation will review and then send it to the board to approve and send to DNR
 - We would like to reserve a little bit of time at the annual meeting to provide a committee report.
 - Working on a mowing contract for this year
 - Sediment Basin 1 has now been cleaned out (end of Raleigh Dr.) It's a huge mound of sediment and we need to get rid of it. Last time we paid \$6,000 to have it hauled to the parking lot and we'd like to avoid this cost if at all possible.
 - Vice President Stickrod: the last time we did that, wasn't it hard to get to?
 - Dave: Those that wanted it got to it.
 - Working on fish attractors for this spring. Pat Welch is in charge of the fishing club at the high school, they have volunteered their time if we provide the materials to build new attractors.
- **Environmental Control**
 - No Report
- **Road Committee**
 - Finalized the street maintenance program plan for 2015
 - Total reconstruction King Richard Drive
 - Repairs, A1 seal on Brandy Dr, Ct, and Lane, Westminster, and Hawthorne
 - Have proposals out for bids, hope to have these by the annual meeting. I will get them to the finance committee by the Saturday prior your meeting, and then the board could approve.
 - Vice President Coan: If we have to, we can approve pending finance approval and finance can approve over e-mail.
 - Jim: Can we get a copy of the specs that were sent out?
 - Bud: The specs are the same thing we did on Scarborough.
 - Jim: No I mean can we just get a copy of the bid request so we have a leg up in the process.
 - Bud: I'll figure out a way to get them to you.

Treasurer's Report February 16, 2015

All data presented is as of January 31, 2015.

The Total Cash Balance is \$465,955.87 and is made up of the following fund balances:

General Fund -\$57664.98
Lake Fund - \$84,507.66
Road Fund - \$60,804.24
Emergency Fund- \$62,442.17
Lake Fund CD – \$100,230.08
General Fund CD – \$100,306.74

The outstanding receivables total is \$54,314.93 a decrease of \$3,526.90. For additional breakdown, please refer to the attached Balance Sheet.

The Year-to-date Net Income is \$-23,178.32 with Revenues of \$2,033.16 and Expenses of \$25,211.47. Please see the attach Profit and Loss Statement for further detail. Annual workman's comp and bonding insurance were paid in January. There were no unusual expenses in January.

As for actual Cash details, for the month of January the cash deposits were \$4,755.26 and the cash expenditures were \$18,752.59. Please see the attached monthly reports for further detail.

The Finance committee did not meet in January.

This concludes the treasurer's report for February 16, 2015.

Minutes

- Dave: You said a street maintenance program, what do you mean by that.
 - Bud: We looked at the current streets and our budget and came up with a plan.
 - Dave: So you're making a recommendation, or just asking for expense approval?
 - Bud: It's within our budget and we will be asking for approval.
- Director Pirtle: There's still about \$60,000 in the road fund, is this for outstanding bills, or is this for carry over?
 - Bud: I believe all the bills have come in. I think we have \$60,000 left to start the work for this year, before the road fund comes in. I'm putting in the contract that the work will be done by Aug 1.
- Director Weir: What was the cost for Scarborough?
 - Bud: A little over \$40,000 for Scarborough and Westminster.
 - Director Weir: Keep up the good work; we're going in the right direction.
- **Finance Committee**
 - Requesting presentation time at the Annual Meeting
 - We're in the political arena of Tazewell County and it is slow going. We have asked for additional clarification on what parameters the county would assign to an SSA if it were to be on non-dedicated roads. This is a new situation for the county too, there are state statutes that are being interpreted at the local level and no precedent. It is our feeling that applying subtle pressure is in our best interest
 - President Coan: Still talking with Mike Harris
 - Jim: Yes. All of the involved parties report to him, and the county attorney has been involved. We will contact everyone as soon as we have any additional information.
 - Dave Riggert: Will that be before the annual meeting?
 - Jim: I certainly hope so.
 - Director Weir: Have we abandoned dedication?
 - Jim: I wouldn't use the word abandon, it's not over until it's over, all options are on the table at all times, but it is my opinion that it is unlikely that dedication is not going to make sense from a feasibility standpoint.
 - Director Pirtle: Last month you said that Hermann and Associates had decided that dedication was going to be too expensive for us. Are you expecting more work from them? WE approved a certain amount to pay them for work.
 - Jim: I stopped them pending clarification from the county. It was not moved forward to an official report because based on their recommendation it would cost wasted money.
 - Director Pirtle: You said last month that you hoped for some action at the annual meeting. What action do you have in mind?
 - Jim: I have no way of saying until we know what the options are. Once we know what they are, we will meet with the road committee, and come to a recommendation
 - Vice President Stickrod: So the money we approved to go to the consultants, what has been spent?
 - Jim: the first phase was paid. There have been no more bills for the second phase. If we were to stop today, the bill would not be for the entire second phase.
 - Vice President Stickrod: So what would we get from them?
 - Jim: We will have the first deliverable, and whatever summary report we request. My expectation for the annual meeting is a presentation of those reports, the history, and what we've done recently.
 - Vice President Stickrod: I still have all the numbers from the original SSA If you need them
 - Jim: I have them from Dave Riggert.
 - Secretary Shake: Realistically how much time do you need at the annual meeting
 - Jim: 20 minutes for presentation.

Board Chaired

- **Maintenance**
 - We've had a few snow events here, and our guys have done a tremendous job with it.
 - ¾ ton plow had a breakdown, has been repaired
 - Replenishing our supplies of cinder and salt, don't have room to store, so we don't want to run out, but we don't want any extra.
 - Continuing to fill potholes, the freeze and thaw cycle has been really hard on the roads.
 - Ameren started a project last year to replace the towers. We were hoping the work would be done last year, we held off on Bradford because of all the assumed damage to the roads with their heavy equipment to let them get in and to the work. They are going to do an inventory of our roads now; they have agreed to repair the damage they make to our roads while they are working.
 - One of the things Herrman brought to our attention was the culverts that were being filled in. We had them dug out and the contractor recommended buying a concrete manhole casing and rather than digging out the culvert continuously, raising the top of the culvert. When we dig the inlets out, the next big rain brings a new flow of silt and fills it in again.
 - Men's restroom remodel has been completed, women's is next.
 - Send in pothole requests as you see them.
 - President Coan: Do you have plenty of cold patch?
 - Director Pirtle, for now yes.
- **Office Org.**
 - Continuing Annual Meeting Prep
 - Found required IL and Federal employment posters online, will not need to pay for those unless we want to continue to get a single combined poster. If we do, we can get it for less than \$15 online through Amazon. We will not be renewing with the company that was sending
 - Out of town Feb 27-March 8. Barb, will you please get Margaret's timecard for me. I will be available by e-mail and phone but I will not be here.
 - Treasurer Waldorf: I can do that.
 - Director Weir: Do we need a new scanner for the office?
 - Secretary Shake: No it just isn't connecting correctly with the new wireless router, and I haven't had the time to get up there during non-office hours and in depth trouble-shoot it. I will look into a suggestion that Rodney made to replace it.
 - Treasurer Waldorf: Is it something that can override the wireless and just plug in directly to the laptop?
 - Secretary Shake: Possibly, I don't remember, but I will look into that.
 - Vice President Stickrod: The printer I was looking at was an all in one only \$150 and would print up to 11/17, so all the notices that go on the boards would be more readable.
- **Pool & Lodge**
 - Pool
 - Still looking for bids to get the pool painted
 - Lodge
 - The lodge was reassessed. There's was a tax, and I worked with the assessor, it's been reversed. Please don't pay the bill.
 - Lodge repairs are looking great.
 - Director Pirtle: Huge improvement on the floors, thank you for staying on top of that!
 - President Coan: Still need work on the external beams?
 - Director Weir: On the front side yes. That will be done once it warms up.
- **Administrative & HR**
 - No report
- **Building & Zoning & Security**
 - No report

- **Outdoor Amenities**

- Starting to do some estimates for cleanup
 - Beach erosion
 - Campgroup ditch trimming, take out some trees and put in some pines. I think this will help with our security. I would like a volunteer day to do this work.
 - Power for campground will come in the spring, 4 sites. Will send an announcement when it's done. Making sure all the volunteers are on track with that.
 - Sand on the beach where the algae and milfoil like to come up. Research I've done says that will help to eliminate some of the growth in the swim areas.
 - Adding permanent cement anchors to the swim docs so they can't be moved as easily.
 - President Coan: Are they going to GFCI the campground?
 - Vice President Stickrod: Yes. And I have the lights for the volleyball court in my garage, we're ready to install as soon as it thaws. We will be replacing the boxes at both places. At the beach, they want to go above ground between the poles instead of underground.
 - Treasurer Waldorf: Is there a reason
 - Vice President Stickrod: It's easier to maintain, easier to install.
 - Treasurer Waldorf: What about the mess from birds sitting up there?
 - Vice President Stickrod: There's Trees right by there too. So that's the biggest question right now.
 - Director Weir: For long term maintenance, it seems like it would be harder to maintain above ground
 - Vice President Stickrod: My understanding is that it's actually harder maintenance if something goes wrong. And the life expectancy underground is also less without conduit. They do want to have that done by May when Volleyball starts.
 - Director Pirtle: They'll have a trencher there already, why not just do it?
 - Vice President Stickrod: They're going to redo the service box, redo the wire to the shelter, redo the shelter, trench to the first pole, up the first pole and jump to the second pole.
 - Director Pirtle: If they're going to have the trencher there and conduit anyway, I would prefer it underground in conduit. And if there's a big difference in cost come to us, conduit is cheap.
 - President Coan: IT will be safer, and reduce our liability
 - Vice President Stickrod: I'm not sure that's entirely true, but underground is prettier
 - Director Weir: Do we have limit times?
 - Vice President Stickrod: We will yes and keys.
 - Secretary Shake: There was nothing official, it was determined that we would dictate those once they were installed.
 - Vice President Stickrod: I'll have a key, the volleyball chair will have a key, and maintenance will have a key.
 - Director Weir: And is someone wants to have a party at the beach
 - Vice President Stickrod: They can rent it and pay to have the lights on, they can.
 - Director Weir: So is volleyball paying to use them?
 - Vice President Stickrod: They are paying to install them. They are not paying for the use of the lights. We did a calculation that it will cost about \$3 each night for the electricity so it was decided not to charge them. I would think that if a member would like to have a party with volleyball, then it would be a source of income for us.
 - Director Weir: I have a hard time saying we're not charging volleyball but we are charging someone else.
 - Vice President Stickrod: It's kind of like the fireplace to me, you can have a party without it, if you want that extra special touch, you have to pay for it because someone's going to have to come down there and turn them on and turn them off.
 - Director Weir: SO volleyball is going to pay for it then?

- Vice President Stickrod: No. They are paying for the installation.
 - Director Weir: But you just said it's like this. You can pay for it if you want, or you can not pay for it and not have it.
 - Vice President Stickrod: But they didn't pay to have the fireplace installed. Volleyball is paying for this installation.
 - Director Weir: That's fine, we'll cross that bridge when we come to it. I don't agree with charging some but not others.
- **Website**
 - Hook & Bullet.com still lists us as a public lake. I know that Conservation has contacted them in the past, perhaps we need some follow up.
 - Also received a complaint from the member who lives at 213 Heritage and owns the lot at 217 Heritage (by the speedbump at the boat launch). People are driving around the speedbump on his property, and he would like to install some sort of posts or barricades. He's asking the Association to do it, but he's willing to do it himself, and is asking the boards input.
 - Director Pirtle: Since there's one post there already, I'm not sure that would help.
 - President Coan: I'll go talk to him.
- **Social**
 - Chili cook-off was a success. Had some issues with no paper towels in the bathrooms and couldn't find extras, also maintenance supplies (light fixtures and tools) being left out. Already talked to Bob about this.
 - Congratulations to the winners
 - Rodney Stickrod
 - Audrey Stickrod
 - Becky McGrath
 - Julie Rhodes
 - Next is Easter Egg Hunt – look for announcements soon!
 - Still need a Garage Sale coordinator. If one is not found by March 15, I will coordinate, but there may not be a map.

Unfinished Business

- **Fireplace Procedures**
 - Vice President Stickrod: I still need to finalize those. Once I get them done, we need to pass them by the lawyer.
- **Annual Meeting**
 - Board Members holding proxy.
 - Motion: Secretary Shake: Vice President Stickrod and Director Pirtle hold the voting rights for the proxies at the 2015 annual meeting.
 - Second: Director Weir
 - 5-0
 - Mailing will go out Next week. Primary mailing prep is Saturday 9-noon. Additional prep will be in the evenings Monday Tuesday and Wednesday as needed.
 - Meet the candidates will be Monday March 16, 2015, 7pm. Board meeting to follow.
 - Ballots will be due 3/19.
 - Teller committee is filled. Thank you Amy Swanson, Sandy Hoffmann, and Chris Quiram.
 - Treasurer Waldorf: What's the process for meet the candidates?
 - Secretary Shake: Typically in other organizations I've been in, there's been a set time for the candidates to give a brief presentation, then a set time for questions.
 - Dave Riggert: Is there an issue with receiving the signed ethics form in advance?
 - Secretary Shake: They have all been received, correct Margaret?
 - Margaret: That is correct.
 - Dave Riggert: What about an attendance policy? Do you instruct them in advance that they are expected to be at these meetings?
 - Secretary Shake: That is not my place because it is not an official policy. That would be a directive from the president of the new board.
 - Dave Riggert: We'll see if it comes up at the annual meeting.
 - President Coan: It can be brought up and voted on at the annual meeting as long as we have a quorum.

- **Refund to Bryce Thompson, re. lot 233, unit 4**
 - No new information

New Business

- **Clarification of Voting and Billing on Split lots**
 - Included in this month's board packet are the 2 rules in the bylaws that cover this. Shelli has a handful of people who are billed separately, but there's not that many.
 - Director Pirtle: How many split lots are there?
 - Secretary Shake: Approximately 10.
 - Director Weir: This doesn't really pertain to voting, it doesn't say anything about if you split a lot how the votes are split. There are 2 different types of split lots, either Bob and I go together and we're co-owners, or we have the lots reassessed by the county.
 - Secretary Shake: Here's the difference, in the second situation you said, that is still one HLA lot. There are 1117 voteable lots per the original specifications. Those cannot be subdivided into any way to give us more than 1117 voteable lots. They can be split for tax ID bills, we've offered the courtesy of splitting the assessment bills, and those things can happen without you two having to talk to each other. But you have to talk to each other to determine who gets the vote for the lot.
 - Director Pirtle: So my neighbor and I did this exact thing, years ago, is that what you show?
 - Secretary Shake: Yep, and your neighbor votes the lot according to the notes I have.
 - Director Pirtle: If they didn't assign the voting rights when they split the lot, why not just assign them? And if they have a problem with that I bet they'll call.
 - Secretary Shake: Last year, if we didn't have notes as to who had the vote, we gave the vote to the first member alphabetically because that's how it fell out in the spreadsheet. The issue this year is that we have at least one situation where one of the two members is not current on their association dues. The person who is current has the voting rights according to our notes.
 - Director Weir: but that lot has separate tax ids
 - Secretary Shake: For tax purposes yes, but it is still 1 HLA lot with 1 vote. I can't say you're each paying ½ assessments but you each get a full vote.
 - Director Pirtle: So give it to the member that is current.
 - Secretary Shake: That's my question. What I would like to propose, is to try and contact these people and find out who it is. But if either half is not current
 - Treasurer Waldorf: Neither half votes.
 - Secretary Shake: That's what I would say unless the paid half comes to us and gives us a compelling reason to allow it. Something that clearly shows that the other half getting paid is completely out of their control. Like this estate in probate that the other owner has no control over when the estate pays the bills, I could see us making that exception, if the owner wants to go to the effort. That was the way we did it last year. Does the lot have an outstanding bill? Then that lot is not voteable.
 - Vice President Stickrod: And I agree with that. If I only pay half my bills I don't get to vote.
 - Treasurer Waldorf: But in this case, the guy who owns the other half can pay the missing portion and deal with the estate to get his money back. Then we get our money, because we're not going to get the vote back if we let him vote and never get the assessment.
 - Director Weir: What if the other guy owns 10 ½ lots and doesn't have any interest in that ½ lot, so he's paid on all the others, but not the ½. So now the other ½ lot owner, who has paid his portion, is also in arrears according to what you're saying because the other owner hasn't paid. So if I only pay for 4 of my 4 ½ lots, I can vote those 4 but not the ½?
 - Secretary Shake: No. The owner of the ½ lot is in good standing, but the owner of the 10 ½ lots is not, so he can't vote any of his lots. The owner of the other ½ has paid everything he owes. The LOT is not in good standing. He owns ½ the lot but that is not a whole vote. All owners of the lot must be in good standing for the lot to be voteable.
 - Director Weir: So I don't have to be a member in good standing, I just have to be a member in good standing on the lots I want to vote?
 - Secretary Shake: No, he's owes us no money. He's not liable for that other half. You are liable for all your lots. He's only liable for a lot and a half.
 - Director Weir: Then he should vote a lot and a half
 - Secretary Shake: You can't vote a half lot.
 - Bud: DO you not want to count half lots?
 - Secretary Shake: It's not that I don't want to count them; it's that I want to say that 1 person has

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- the vote for the entire lot. I can't give you ½ a vote.
 - Bud: Why not?
 - Vice President Stickrod: Because we're only supposed to have 1117 votes.
 - Director Weir: I've voted my half lots in the past.
 - Secretary Shake: That's correct I have you as having the voting rights on 2 of the 3 lots that were resubdivided by the county as 1 ½ each.
 - Treasurer Waldorf: But if the other person didn't pay his assessment for his 1 ½, would you take Tim's second vote away?
 - Secretary Shake: That's what I'm asking, and that's what I would propose, unless Tim were to come to the board and petition to be granted that second vote back.
 - Director Pirtle: If we split the lots and we've assigned the vote, and the person who has the vote is in compliance, then let him vote.
 - Margaret: But who do you assign it to?
 - Secretary Shake: Just for the ones who we do have an assignment for, if the assignee is in good standing, they may vote the lot.
 - Margaret: what about this lot that both say they get the vote?
 - Dave: we go to the bylaws, article 4 section 8 subsection c. When ownership information has not been provided, then the member most recently recognized on our records holds the vote.
 - Secretary Shake: so does it go by who purchased last?
 - Dave: It's open to interpretation. Whoever was last recognized as the owner.
 - Secretary Shake: So that would be last year's annual meeting, we recognized it as alphabetical by last name.
 - Dave: And the year before that?
 - Secretary Shake: I don't know, because I didn't do it.
 - Dave: That's the problem we get into.
 - Vice President Stickrod: We didn't have a record before that.
 - Secretary Shake: Correct, the only records I have of who votes what lot is in the database, and I abided by that. If we have an owner registration for one of the 2 owners, that's the owners who gets the vote.
 - Dave: if no owner has been designated in writing and both come forward they may vote if they agree. If they don't agree, no one votes.
 - Treasurer Waldorf: And there's nothing about split votes?
 - Secretary Shake: You can't have a ½ vote. It's procedurally incorrect.
 - Vice President Stickrod: So you've got an answer now.
 - Treasurer Waldorf: Wait what is the answer? Does this guy get the vote with ½ the lot not paid or no?
 - Director Pirtle: I say yes
 - Director Weir: I say yes
 - Treasurer Waldorf: I say no.
 - Vice President Stickrod: I say yes.
 - Director Pirtle: He's completed his responsibilities, he's in good standing
 - Treasurer Waldorf: The lot is not in good standing. He can vote his lot that is fully paid. If he gets a full vote, it's his responsibility to get the lot paid.
 - Director Pirtle: Really it's not. HE's completed his responsibility, he's in good standing for his lot and 1/2, and he's been awarded the vote.
 - Dave: Lots can't be in good standing or not, just members.
 - Treasurer Waldorf: That I can understand, but I still don't agree with it. Put me on the record.
 - Secretary Shake: So to summarize, this is the way we will assign the votes.
 - If one co-owners is not in good standing and one is, the co-owner in good standing receives the vote.
 - If both owners are in good standing, and if the lot has an owner registration form on file, the member listed on the form has the vote.
 - If both owners are in good standing, and if the lot does not have an owner registration form on file, the last known member (first alphabetically by last name) has the vote.
 - If neither member is in good standing, neither votes.
- **Ameren/Powerton DSM Tower Upgrade**
 - Please direct any concerns with the work or road damage to President Coan.

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Minutes

Open Floor for Members

None

Executive Session

Motion By: Secretary Shake

Seconded By: Vice President Stickrod

Vote tally: 5-0

Executive Session Adjournment

Motion By: Secretary Shake

Seconded By: Treasurer Waldorf

Vote tally: 5-0

Meeting Adjournment

Motion By: Secretary Shake

Seconded By: Vice President Stickrod

Vote tally: 5-0