

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

### **Roll Call**

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

### **Approval of Previous Minutes**

Motion By: Pirtle                      Seconded By: Buckowski                      Vote tally: 3-0

### **Approval of Expenditures**

Motion By: Shake                      Seconded By: Buckowski                      Vote tally: 3-0

### **Treasurer's Report**

Please see page 5  
Questions: None

### **President's Report**

We met with Ameren last Tuesday and gave them our initial proposal. They are supposed to get back to us by the end of the month. The Road crews have been doing a good job patching, and I believe we will need some more cold patch.

### **Committee Reports**

#### **Member Chaired**

- **Conservation**
  - Looking at different places to put the dirt at the end of Raleigh
  - Draw down was a success. Stopped it in December because the lake froze.
  - Fish report from DNR, April 2014 shocking
    - 239 Bluegill (35% longer than 7 inches)
    - 19 Black crappie
    - Various others
    - Recommend 1,000 5" hybrid stripers and 800 4-6 inch walleye
- **Environmental Control**
  - President Coan Introduced Rick Stokes as the new chair
  - Interviewed other potential members
  - 1 tree permit, 3 accessory permits,
  - Follow up on mowing on Cheshire, need to remind members to keep stagnant water from collecting
  - Spoke with new builder at 2 Thornton to mitigate wash out to road
  - Took permit application to 225 Heritage to get permit and fees. Got permit but no fees. The member is here tonight.
  - Looked at seeding and strawing done by Ameren, it needs help. There are still large rocks.
  - 264 Exeter review on "buildability", Rick doesn't believe that it would be easy to build on.
  - Need to get metal detector from Bud McGrew

Treasurer Waldorf Arrived

- **Road Committee**
  - Continuing ditch work, just need board approval for the work on King Richard, have finance approval.
  - Recommend Billy Daniels complete work on King Richard
  - Recommend Litweiller do work on Bradford/Hawthorne
  - Question: What were the bids?
    - For the work on King Richard, not to exceed 10,300
    - Did Litweiller bid? They did, but not as a "not to exceed", so it was not an apples to apples comparison.

Vice President Weir Arrived

- **Finance Committee**  
No Additional Report
- **Road Improvement Committee**
  - Have asked Herrmann and Associates to give us cost estimates at three different levels of buildability. They have given us a price to do that report
  - The committee has agreed that we want to see how the \$500 road fund is coming in and use that as a gauge to set the different prices levels we will ask for estimates on.
  - Question: Do you expect to get anything done this summer?
    - The road work? No. It won't even be funded until next year at the earliest.
  - Question: Wasn't there already a committee working with the engineers to get those numbers?
    - There has been previous work, but we are trying to make sure we do not influence the Ameren decision on the repairs to their damage based on what we're doing with the rest of the roads.
  - Question: What is our time frame to get a number to the members?
    - The committee's hope is September.
  - Question: So they(Herrmann & Associates) want us to give them a number?
    - In part. They want us to give a rough feel of what the membership will support.
  - Question: So when all is said and done, we probably won't see any progress on road repairs until next spring?
    - It depends on when the Ameren settlement comes in. If we can get that in time, those roads will be repaired this year.

#### **Board Chaired**

- **Maintenance**
  - We've been busy mowing and trimming
  - Marvin mapped culverts that were out here and we've been cleaning out the blockages they have.
  - We've been patching what we can with the cold patch.
  - Thank you to Rick Bremner for the daily beach clean-up.
  - Dave Sanford has done an amazing job with the carpentry work.
- **Office Org.**
  - Phone calls and e-mails about the road fund. Getting a good response from members on the payment plans and the reasons for the increase.
  - Office will be closed Saturday July 4<sup>th</sup>.
- **Pool & Lodge**
  - Pool
    - Pool is in full swing, staying crystal clear even with this rain.
    - Sold 57 family passes so far.
    - Tennis courts are in the process of being redone.
  - Lodge
    - No Problems
- **Administrative & HR**
  - No report
- **Building & Zoning & Security**
  - Rick covered it all in ECC
- **Outdoor Amenities**
  - Rodney contacted the plumber, has one shower on each side working, but the water heater has gone out.

Minutes

- **Website**
  - Committee updates on their pages are needed. Requests will go out to chairs shortly.
- **Social**
  - Pool Party scheduled for July 18, 12-4 pm. We will provide meat for the grill, asking members to bring sides/desserts. Pool will be open to all members, games, food inside.

**Unfinished Business**

- **Fireplace procedures**
  - Postponed
- **ECC Function, Scope, and Members**
  - Secretary Shake: Motion to approve Adam Shake and Leeann Welsh
    - Vice President Weir Second
    - Vote 5-0, motion passes
- **Road committee additional expenses**
  - Need additional funds for seed and Straw matting of \$500, and an additional tandem load of cold patch.
  - Director Weir: Motion to approve \$2000 for cold patch
    - Director Pirtle Second
    - Vote 5-0, motion passes
  - Director Weir: Motion to approve seeding and straw mat funding of \$500 to prepare for upcoming ditch work
    - Director Pirtle Second
    - Vote 5-0, motion passes

**New Business**

- **Billy Daniel Excavating (Ditch work on King Richard not to exceed \$10,300)**
  - Vice President Weir: Motion to Approve Billy Daniels bid, not to exceed 10,300
    - Treasurer Waldorf Second
    - Vote 5-0, motion passes
- **Lots Owned by HLA – Set Limit**
  - Looking to set a limit on \$100 membership lots HLA will own
  - Currently HLA owns 5.
  - Have received a lot of calls because of the road fund.
  - Director Pirtle: Motion to limit HLA owned Membership privileges to a max of 10, to be revisited in June 2015
    - Vice President Weir Second
    - Vote 5-0, motion passes
- **Lots Surrendered back to HLA**
  - Duplicate of previous agenda item.
- **Beach Restroom and Bathhouse repair**
  - What is the status of the termite damage?
    - It looks really old, and there doesn't appear to be new damage. As close as it is to the lake, we can't treat it. There are ants but no termites currently. I would recommend we just keep an eye on it.
  - What do we do about the bath house?
    - Replace the water heater if it's actually broken or rotted out. Make sure the new one is elevated.
    - Rick Stokes offered to help with replacement.
    - What is the estimate for repairing the plumbing to drain properly?
    - Look for estimated to reconfigure with only and a single shower inside each side.
    - Sensors for interior lights

- **Litweiller Estimate for Ditch work on Bradford, Hawthorne, and Thornton & Greenbriar**
  - Splitting the ditch work will allow us to compare work that will be done and establish relationships with multiple contractors to prevent unavailability.
  - May have some recourse for reimbursement from the bank for Half of Hawthorne
  - Secretary Shake, pending Finance committee approval, proceed with work as presented in the Litweiller bid.
    - Second Director Pirtle
    - Vote 5-0, Motion passes

#### **Open Floor for Members**

- Treasurer Waldorf: We have received complaints about the size of the brush pile. We will post a reminder that it's for brush only. We'll work to keep a lane open for trailers to turn around.
- Secretary Shake: Need to extend cones in front and back of road work, especially on curves.
- Sandra Schwago: Presented cancelled check showing fees were paid. Member was reminded that the information is not available at this meeting and if they would like to stop by during office hours we will pull the records.
- Keith Marshall: New members and our first contact was the Road fund bill. We didn't vote because we didn't know we needed to vote. We need to do a better job of letting the membership know that these things are happening. How to we stop this from happening again?
  - Could propose a change to the bylaws to require a 30 day notice for motions to be brought to the annual meeting.
- James Grant – 225 Heritage Drive
  - Erosion on the property from the parking lot at the boat launch, at the back of the property. Need to put in some riprap to prevent further erosion.
    - Recommendation from Rick Stokes, it is a wash out and it will need a lot of work, but he did buy the lot and it was there before.
  - \$2,000 environmental Impact fee proposal, use the money to take care of this erosion problem.
    - Will need until July 1 to pay the fee if this is not acceptable to the board.
    - Board will review.
- Sheila Keller:
  - According to the minutes from the annual membership meeting, there was a motion to raise the road fund by the board, and at the reconvened meeting it was raised again and passed.
    - Clarified that the motion was not raised by the board, but by a board member as an association member.
  - When was the 30mph speed limit implemented out here?
    - January 1992
    - Can the board revise that? We could with an amendment to the Rules and Regulations.
    - Enforcement is the bigger issue.

#### **Executive Session**

Motion By: Secretary Shake

Seconded By: Vice President Weir

Vote tally: 5-0

#### **Executive Session Adjournment**

Motion By: Secretary Shake

Seconded By: Vice President Weir

Vote tally: 5-0

#### **Meeting Adjournment**

Motion By: Secretary Shake

Seconded By: Vice President Weir

Vote tally: 5-0

## **Treasurer's Report June 16, 2015**

All data presented is as of May 31 2015.

The Total Cash Balance is \$532,492.27 and is made up of the following fund balances:

**General Fund -\$40,346.07**  
**Lake Fund - \$66,451.21**  
**Road Fund - \$62,491.81**  
**Emergency Fund- \$62,493.09**  
**Lake Fund CD – \$100,304.15**  
**General Fund CD – \$100,405.94**  
**General Fund CD2 - 100,000.00**

The outstanding receivables total is \$117,431.33 an increase of \$40,370.22 The increase includes a \$52,559 bill submitted to Ameren for the temporary road repair bills. For additional breakdown, please refer to the attached Balance Sheet.

The Year-to-date Net Income is \$111,114.37 with Revenues of \$313,105.92 and Expenses of \$201,991.55. Please see the attach Profit and Loss Statement for further detail. Road funds assessments at the previously member approved amount of \$500.00 were mailed and our due July 1. Five percent of the annual general assessment will be transferred to the Emergency Fund. There were no unusual expenses in May.

As for actual Cash details, for the month of May the cash deposits were \$13,046.75 and the cash expenditures were \$85,573.32. Two CEDARS were purchased to keep our cash exposure under the FDIC insurance level. Additional report details are posted on the Heritage Lake website.

The Finance committee met June 8, 2015. The committee recommended approval of the road committee's contractor choice for ditch work. A standardized format for requesting future quotes for HLA work to assure comparative bids will be developed. The review of bathhouse repairs was deferred until additional cost data was available. Road repair and the Herman and Associates work was discussed. The finance committee recommended several levels of repairs/cost be prepared and presented to members.

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