

HLA Board Meeting July 21, 2015  
Minutes  
Call to Order: 7:09 pm

### **Roll Call**

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

### **Approval of Previous Minutes**

Motion By: Treasurer Waldorf                      Seconded By: Director Pirtle                      Vote tally:4-0

### **Approval of Expenditures**

Motion By: Secretary Shake                      Seconded By: Treasurer Waldorf                      Vote tally:4-0

### **Treasurer's Report**

Please see page  
Questions: None

### **President's Report**

- Accounting Firm tells us that out of 650 billed on the Road fund, 370 paid in full, 60 on a payment plan (as of last week)
- We had a fire in the Maintenance shed. Bob and maintenance crew working on clean-up. Insurance claims have been filed.

### **Committee Reports**

#### **Member Chaired**

- **Conservation**
  - Dave Riggert will be stepping down as chair of the committee.
  - New elected chair is Marvin Theobald
  - Ben Bowne has been transferred for work, we need a new person to spray the lake for milfoil.
    - Blake Reubush is already licensed, and needs to investigate any conflict of interest, but it looks like he will be able to get it worked out.
    - We need a motor and battery to disperse the milfoil chemicals, will get approval through outdoor amenities director.
      - Director Pirtle: I was under the understanding that we don't need to spray this year. If we're not going to use it until next spring, can it wait to purchase it? The maintenance shed is a mess and I'd prefer not to add any new storage
      - Keith Marshall offered to lend his boat/motor for this year until the maintenance shed is cleaned up.
    - Doesn't seem to be too bad this year, debating whether to spray at all anymore this summer.
  - First quote for lining on the overflow pipe on the dam came in.
    - Hoerr: Only company in Illinois that does it regularly.
    - \$43,680 plus clean up expenses for a structural liner estimated to be good for 100 years.
    - Need to do some more research before we bring it before the board, including a potential presentation to the board
    - Treasurer Waldorf: Is there an opportunity for any other bids if this is the only company in the state.
      - There are.
  - We need to do something with the dirt from the sediment basin clean out. We would like to make it available to members for the taking.
    - Bud McGrew: I don't think anyone is going to want it except a contractor. It's full of weeds and the ground is really soft.
    - Rick: Didn't they say that they would take it all at the gravel pit?
      - Yes but we have to pay to have it hauled.
    - Treasurer Waldorf: There's a sign on Broadway that is someone looking for dirt and clay.
    - Bill Schaumburg: We're trying to save \$8-10,000 by doing it this way.

Minutes

- Dam Reclassification: Nothing has happened with that yet. We still need to sort some things out with the DNR. We have received a statement back indicating that our classification can be reevaluated, but there's the chance that it will go up. We are reviewing the form.
- **Environmental Control**
  - Reviewing Emergency overflow spillway between the lot under construction and the parking lot. Shawn has a bid on that.
  - 2 Tree removal permits
  - 1 Accessory permit
  - 599 Heritage Drive culvert needs to be cleaned out soon.
  - 16 Summerset water ditch complaint. The ditch has a few high spots, Rick can take care of the issues.
  - Tried calling owner of 7 Summerset. That lot has been mowed in the past, he will not return the calls. Need to send a letter, there's been a complaint again.
  - 220 Heritage Drive impact fee has it been received? Need to follow up with Tara.
  - Spoke with several members who had ditch issues. One member has a vehicle parked in the ditch that I have informed he will need to move the vehicle and it will be towed.
    - Vice President Weir Suggested that we send a certified letter.
- **Road Committee**
  - All the ditch work that has been approved so far on King Richard has been completed.
  - The work that was bid at 10,300 not to exceed took far less time than anticipated and will be far less.
  - Waiting on the homeowners that protested ditch work. That will now be pursued.
  - Bids for Bradford reconstruction are due 10am July 28<sup>th</sup>.
    - Has anyone talked to the bank? What is the commitment?
      - Only committed to the original construction.
      - Will ask them if they would like to contribute once we have a final cost.
    - Bids will be sealed and opened at the due time, bidders are invited to attend.
    - There's also a culvert adjacent to Heritage Drive that needs to be replaced. That Intersection will be closed for 4 hours during construction. Heritage will be passable, but not accessible from Bradford. This will be happening next week.
    - Members that have paved drives all the way to the road, 1 ft of driveway will have to be tapered in. HLA will provide the gravel, but asphalt or concrete will be at the owners expense.
      - Will need a letter to the impacted members.
- **Finance Committee**
  - No additional report
- **Road Improvement Committee**
  - Making progress but have a way to go yet.
  - Working on a cost comparison on impact to members. Based it on the road fund receipts so far.
    - May need to look at previous fund receipts for comparison.
  - We have a few numbers to take to the engineers to ask what can we get for our money?
    - The first estimate that came in was for a high end road and a conservative design. That was an astronomical number that we as a committee feel is not reasonable to take to the members.
      - Have we received information from Ameren yet? No we have not.
      - Right now we are working on the basis that there is no Ameren money so we can move forward. If we do get an Ameren payment, we can either scale up the quality, or scale down the cost to the members.
  - The \$500 was a one time fee for this year only. You're using that for the Bradford repairs. Are you proposing to bring something to the membership for all the roads?
    - The Bradford project is a Road Committee, not a Road Improvement Committee Project. We hope to have a Road Improvement proposal for all the roads in the fall.
  - So is there going to be work this year?
    - For the Ameren repairs, hopefully, that falls under this year's road fund. This committee is focused on how to make improvements to all the roads.

Minutes

- Hoping for a membership proposal in September, but we may wait until Bradford is complete.
  - Reminder that we need at least 60 days notice.

**Board Chaired**

- **Maintenance**
  - The pickup in the maintenance building had a short and burned out. We're dealing with cleanup and insurance to get settlements.
  - We're keeping up with the mowing, but other equipment has damage and we're falling behind.
  - Should be able to resume cold patching tomorrow.
  - Power tools have been serviced and should be back soon.
  - Will ask for a clean-up day help in the very near future.
  - Smoke damage to a lot of our records, but no heat/fire damage.
    - Look into digitizing those records.
  - Marvin: Backside of the Dam needs to be done again. Can we get some maintenance time to get it done? It would be paid out of the lake fund. Director Pirtle will work with Conservation to make it happen.
- **Office Org.**
  - Road fund complaints have settled down
  - Approximately 60 members have signed up for payment plans
  - Prepping for Lake fund mailing (goes out between Aug 15 and Sept 1)
- **Pool & Lodge**
  - Pool
    - Self-sufficient, nearly paying for itself. Approximately 8,700 in revenue so far.
    - The rain has not caused any major problems this year.
    - No breakdowns.
  - Lodge
    - Tennis court is progressing nicely
- **Administrative & HR**
  - No report
- **Building & Zoning & Security**
  - No report
- **Outdoor Amenities**
  - Cleaned out the spillway 4 times while the water is high to speed up the Lake drainage.
  - Waiting until the lake is back to standard level to fix the swim ropes and swim area float.
  - Treasurer Waldorf: What can we do to get those poles in at the beach parking lot.
    - Director Pirtle: It needs to dry up and have a volunteer available to do it.
    - Secretary Shake: Perhaps we get them moved to the edge of the parking lot until they can be installed.
- **Website**
  - Fell behind on committee pages. Look for emails from me in the next two months.
- **Social**
  - Pool party was a huge hit, went through 90 hotdogs, 50 burgers, estimate 100-150 people in attendance.
  - Some discussion about a float in movie in August, watch website for details
  - Next: Football Kickoff September 13<sup>th</sup> Bears vs. Packers
  - Halloween Bonfire & Haunted House October 24.

**Unfinished Business**

- **Road Committee Additional Expenses**
  - None
- **Beach Restroom and Bath house repair**
  - Rodney is in the process of getting estimates for full repairs this fall.
  - Blaine Gilbert plumbing needs direction on what to bid.
    - The shower valves, where do we want to go with that. We'd be looking at \$500 per valve for similar new valve.
    - If we're only looking at one per side, we can take the 2<sup>nd</sup> one out of the women's stall.
    - Suggest running it in PEX because it will handle the winters better.
    - What about a pull chain inside as well as outside? We can look into it.
    - Looking for medium cost, low maintenance, high durability solution.
    - Also need to put a floor drain in the utility room in case of a flood.

**New Business**

- **Wayne Litwiller Excavating – Replace culvert at Bradford and Heritage**
  - Email approval was received.
- **HLA Authorized Bank Contact**
  - Secretary Shake Motion to make President Coan, Treasurer Waldorf, Secretary Shake, and Office Assistant the authorized contact people for the bank.
  - Treasurer Waldorf second
    - Bank is requesting documentation of who they can talk to about our accounts.
    - Vote 4-0, motion passes
- **Change to collection threshold**
  - Vice President Weir: Motion to change the amount to send to collections will be equal to the sum of that years General assessment, Road fund, and lake fund for a single lot.
    - Second: Treasurer Waldorf
  - After discussion , Vice President Weir made a motion to postpone until further research is done.

**Open Floor for Members**

- Keith Marshall: Across from house is a lot that is timbered that has a drain that isn't working right. 7 Scarborough.
- Keith Marshall: Can we put a toddler swing in at the pool? I'd even pay for it if you will install it. Vice President Weir will look into it.

**Executive Session**

Motion By: Vice President Weir

Seconded By: Director Pirtle

Vote tally: 4-0

**Executive Session Adjournment**

Motion By: Vice President Weir

Seconded By: Secretary Shake

Vote tally: 4-0

**Meeting Adjournment**

Motion By: Vice President Weir

Seconded By: Secretary Shake

Vote tally: 4-0