

HLA Board Meeting August 27,2018  
Minutes  
Call to Order: 7:04 PM

### **Roll Call**

President Coan	<u>Present</u>	Secretary Nafziger	<u>Absent</u>
	Director Cassatt Treasurer Waldorf		Vice President Pirtle

### **Approval of Previous Minutes**

Motion By: Treasurer Waldorf      Seconded By: Director Cassatt      Vote tally: 3-0

### **Approval of Expenditures**

Motion By: Treasurer Waldorf      Seconded By: Secretary Nafziger      Vote tally: 3-0

### **Treasurer's Report**

All data presented is as of July 31, 2018.

The Total Cash Balance is \$769,838.68 and is made up of the following fund balances:

<b>General Fund.....</b>	<b>\$ 238,656.05</b>
<b>Lake Fund.....</b>	<b>\$ 106,319.03</b>
<b>Road Fund .....</b>	<b>\$ 121,577.14</b>
<b>Emergency Fund MM.....</b>	<b>\$ 100,693.19</b>
<b>Lake Fund CD.....</b>	<b>\$ 101,803.13</b>
<b>General Fund CD .....</b>	<b>\$ 100,790.14</b>

The outstanding receivables total is \$200,606.95, a decrease of \$8,698.98. For additional breakdown, please refer to the attached Balance sheet.

The Year-to-Date Net Income is \$108,397.08 with Revenues of \$281,419.73 and Expenses of \$173,022.65. Please see the attached Profit and Loss Statement for further detail.

As for actual Cash details, for the month of July the cash deposits were \$11,326.46 and expenditures were \$23,106.87. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in July.

The Finance Committee met on August 13. The planning process for 2019 will begin in September. Long-term planning for HLA asset restoration will be part of this year's budgeting process.

This concludes the Treasurer's Report for August 27, 2018.

In addition, the Emergency Fund did not get "fed" in June. It receives 5% of the assessments and that will be added to the fund in August or September.

Questions: None

### **President's Report**

The resignations of Director Welsh and Director Walker have been accepted by the Board. Road Committee Chair Brad Reed is being appointed this evening, August 27, 2018, to the Board to fill one of the vacancies. Director Reed will oversee the Pool and Lodge. If anyone has interest in filling the remaining open position, we would welcome a volunteer. This person, along with Director Reed, will serve until the time of the Annual Meeting in March. There will be three open positions for the board in 2019.

### **Committee Reports**

#### **Member Chaired**

- **Conservation**
  - No report.

Minutes

- Director Cassatt received an inquiry from Member McGrew - mosquitoes are a serious problem in his yard and he believes the sediment basin near his yard could be the problem due to lack of rain resulting in water in the basin not flowing. Has any type of mosquito spraying ever been considered? Maintenance could spray after consulting with Member Stickrod. Chair Lemke will consider spraying and other options, including getting bids for spraying. E.C.C. Chair Stokes states he has a hand fogger that could be used. He also states that there are environmentally friendly home remedies that can be used. Director Cassatt will consult with Member Stickrod to inquire if there is a product that maintenance staff could safely spray. Care must be taken when spraying any chemicals as they could drift into the lake. The point is made that there is liability assumed when spraying anything that kills insects. Homeowners around the lake may prefer a professional service do the work if deemed necessary. Have any others complained? The sediment seems to be an issue when there is no flow due to lack of rain. Do the other home owners in that area want spraying? Where does the spraying stop once it is started? Could a propane tank open to the area for 24 hours be effective?
- Poison ivy has been reported at the dog park. E.C.C. Chair Stokes has a product to use and will take care of it. The product is forestry approved. It will be applied to the root on the plants along the exterior of the fencing.

- **Environmental Control**

- Tree Permits:
- 235 Westminster - trees to be cut down in 2019 for a garage.
- 316 Brandy Dr.
- Lots 1 and 3 Burgundy Court- a new home will be built in 2019. The homeowner is doing his best to work the layout of the new house around the existing trees to minimize removal of the trees. A building plan and payment of the \$2,000 building fee has been requested of the property owner prior to cutting down a large, old, oak tree that sits on the property.
- 7 Jamaica Place has questioned if a ditch could be placed on his property. The driveway does not have any crown and water is channeled to his garage. The owner is going to place a 4-inch outlet to eliminate water draining into the garage. At this point, no ditch will be created.

- **Road Committee**

- Much progress has been made over the past couple months.
- Most seal coating will be finished by the end of this week.
- A few touch-up spots remain; Director Reed, the engineer and the contractor are working together to compile a list of those areas.
- The end of this week will see sweeping of the roads. An excess amount of black trap rock will be swept up starting on Friday this week.
- There was a small problem on Somerset cul-de-sac and Stratford with oil and rock sticking to vehicle tires and pulling away from the road. These areas are also being addressed and will be repaired.
- September will primarily be grading high shoulders, touch-up work, adding gravel shoulders and in some cases dirt, some driveway transitions will also be added.
- Asphalt speed bumps will be constructed also. The speed bumps will be placed near or at their original location.
- Culvert lining will occur in September. There are seven culverts throughout the subdivision to be lined. The contract date for this work is September 4 – October 28, 2018.
- The culvert cleaning work will be done by the ditch work contractor. The work will include cleaning out the culverts to improve flow.

Treasurer Waldorf asks if a speed bump will be added to the area on Heritage, near Martinique, where many people frequently speed. One member has reportedly had eleven cars go through his yard due to excess speed and the loose gravel.

Director Reed states that at this time, there are no plans to add a speed bump in that area.

Treasurer Waldorf suggests that the speed limit be reduced to 20 MPH throughout that entire area or to post additional signs. The area near the top of the hill (around Yorkshire or King Richard) may be the best place to add a bump.

The suggestion to have Officer Davis patrol that area may be effective as well.

- Levels of A-3 as done in the past.
- More speed bumps could be added if there is a need.

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E.C.C. Chair Stokes notes that a hold has been placed on burning by members in the boat ramp parking lot throughout the month of September.

Director Reed does not know for certain when the road construction equipment will be removed from that lot. He recommends that the hold should remain to prohibit burning in the boat ramp parking lot for the time being.

The question is asked if it is necessary to provide a burning area for members; specifically in the boat parking lot. Many times there are couches, pallets and items with nails dumped in that area.

More discussion about this subject will take place at the September meeting.

Mulch, leaves, and small brush could be pushed into the trees at the back of the lot for compost.

- Most of the 5/8 gravel that was swept was kept and placed near the maintenance shed and the boat parking lot for HLA use.
- If it is determined that there is an excess in rock; it may be offered to members. Members will be notified via website if there is any to give away.
- FA4 is recommended and better than sand and dirt for bleed-through. It will act as a hard surface.

- **Finance Committee**

- See Treasurer Report

- **Social Committee**

- Committee Chair Shake is composing a newsletter to include with the Lake Fund mailing.

**Board Chaired**

- **Maintenance**

- The two dead pine trees at the Heritage Lake entrance on Bradford will be removed. The bid was \$350 to remove both trees and grind the stumps.
- The old Ford mowing tractor is in poor condition. A new mower will be needed for next season.

- **Office Org.**

- Admin. Assistant Parmele has been preparing the Lake Fund invoices and newsletter for mailing.
- The office printer is not in good working condition. A new printer will be in the budget for 2019.

- **Pool & Lodge**

- Pool & Lodge
  - Director Todd Walker submitted his resignation on July 19, 2018 and the Board accepted his resignation on July 23, 2018. President Coan, V.P. Pirtle, Secretary Nafziger and Treasurer Waldorf reached out to Director Walker and asked him to reconsider his resignation however he remained firm in his decision.
  - The pool is closed for 2018.
  - HLA has restored the relationship with Deano's for pool maintenance.
  - Solutions to the continual pool problems will be investigated.

- **Administrative & HR**

- No report.

- **Building & Zoning & Security**

- Issues continue with people speeding throughout the subdivision and particularly on Heritage near King Richard/Martinique and down the hill toward the dam.
- Officer Davis has been putting in more hours and is aware of repeat offenders.
- Tickets have been working well with sticker compliance.  
Director Cassatt will speak with Officer Davis and update him with specifics on the vehicles that are consistently speeding. He will also speak with him with regard to recently damaged mailboxes.
- Officer Davis is monitoring vehicles that are parked on the roads during the parking ban. The cars will be towed if in violation of the parking ban. The ban is in effect until September 1.
- Member Kennedy expresses concern with regard to people walking over the dam and vehicles not slowing down when crossing the dam. Should a walking path be considered for the dam?

- **Outdoor Amenities**
  - None
- **Website**
  - No report.
- **SSA**
  - Meeting once each month – mainly approving bills.
  - Looking at what is needed to close the bond in 2019, when it will be closed and what is needed to close it from a legal perspective.
  - HLA Treasurer is monitoring those who have not paid their taxes.
  - Have to give contractors time to issue bills.
  - The ditch project is over estimated budget due to work added.
  - Road project – approximately \$1.5 million of the 2.3 million has been spent. Bills are still coming in.
  - Engineering costs are under budget.
  - A 2018 summary report will be generated.

**Unfinished Business**

- No additional Road Committee expenses.
- Tazewell County Article 25 Section 8 Special Uses Backyard Chickens:  
Treasurer Waldorf makes a motion to allow backyard chickens in the HLA subdivision following the Tazewell County ordinance with the following additions:  
There will be a one-time \$25 registration fee.  
Registration of chickens must be filed with the office each year.  
A member must be in good standing or will not be allowed to have chickens.  
Any complaints and/or violations will be handled by the Tazewell County Sheriff Department.  
Director Reed seconds the motion. Vote tally: 4-0
  - HLA has received a settlement check from Ameren and the money has been deposited in the bank. No decisions on the disposition of the monies will be made at this time.
  - Committee chairpersons are being asked to consider projects for long term planning/long term restoration projects.

Director Cassatt expresses concern with taking money that has been paid to HLA for damage done to roads and putting it toward a project other than roads. He questions how it can be justified.

Finance Chairman Lemke is awaiting an answer from Morton Community Bank to inquire if monies can be applied to the loan principle.

Other suggestions include placing money toward road maintenance and parking lot up-keep.

Director Reed states that it may be best to hold on to the funds as the Bond closes and the construction project finalizes. The long-term road maintenance is an estimate, it is based upon reasonable expectations on how the road should deteriorate over time however, the roads could change in unexpected ways over time. We can also have our own maintenance fund that is controlled by HLA as a community. An engineer can still be utilized and we could determine who would do the work.

- Approximately 30 property owners have not paid their taxes at this point in time. Tazewell County will use their process to obtain payment of the taxes.

From the floor: "Take the lots back."

After a lengthy discussion with regard to placing the money toward the principle, if possible, or placing it toward other large projects, Member Riggert states that he can see both sides of the argument but is inclined to leave the current schedule for payment from the roadwork in place because it will guarantee to be paid and use the Ameren payout to benefit the membership in some other way. We will keep the payments guaranteed if we keep the SSA money. He agrees, in theory, that the money should go into the roads and can see the argument both ways. Since the road work is almost completed, we do not have the road work to spend that much money on.

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From other member: The dam needs repair, the Lodge needs work, it doesn't matter where the money comes from, if we spend the money on the road, we still have to fix the dam, we still have to fix the road. The driveway is fixed, now we can fix the house and the dam.

Director Reed: In theory, the road maintenance fee is built-in, assuming that everyone pays their taxes. There is money in the Road Fund and that money can be used for parking lots at the beach and Lodge. They are not part of the SSA.

Member Riggert states he is not here to argue what to do with the money, He believes it best to not decide, at least tonight, what to do with the Ameren money. Wait until everything is well-thought out and see if the Bond can be paid down.

Treasurer Waldorf explains the money is in the bank and drawing interest.

The Board agrees it is best to wait before making any decisions with regard to spending the Ameren money.

Member Theobald inquires if the anticipated Ameren money was built into the SSA budget? At one-time, the SSA planning committee did have anticipated settlement money figured into the budget. Is the loan a bank type loan? Can we pay-off without early penalty?

Director Reed: The Bond is a bank loan through Morton Community Bank. It is similar to a construction loan. The money is available to withdraw but you don't pay interest until money is withdrawn. The principle does not have to be paid until 2020. Morton Community Bank is being asked about the paying down the principle and we do not have definite answers.

Member Theobald: He would like to look back at the SSA presentation given to the members at time of approval and see if the Ameren money was in any way included. If it was, then there is an obligation to the members to do that.

Treasurer Waldorf does not believe it was included because HLA was at a standstill with Ameren at the time. Director Reed will review the presentation for this information.

- **HLA holding/accepting ten lots:**
  - Members have given/deeded lots back to HLA without informing HLA.
  - Want to avoid HLA lots being purchased by Tazewell County Trustee. This is not an actual Tazewell County government entity. It is a for-profit organization. They will often purchase lots that no one bids on. They will not pay assessments.
  - There are currently approximately 30 undeveloped lots. They typically are not held by local people and have been owned many years. The owners will sell them for the amount of back taxes. Should HLA allow them to be deeded to us? HLA takes necessary lot owners to collections and is frequently not able to collect.
  - All assessments would have to be paid before HLA would accept the lots.

Discussion to be resumed at the September board meeting.

### **New Business**

- None

### **Open Floor for Members**

- Member Theobald - expresses appreciation to the board members for their work. One director vacancy remains. Should members consider a management service to run the association? Should this be an Annual Meeting discussion?
- Status on lining of the overflow pipe at the dam? The Conservation Committee continues in talks with the IDNR to determine if the relining is indeed, a major modification. Should legal action be considered?

### **Executive Session:**      pm

Motion By:

Seconded By:

Vote tally:

### **Executive Session Adjournment:**

Motion By:

Seconded By:

Vote tally:

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**Meeting Adjournment:** 8:37 pm  
Motion By: President Coan

Seconded By: Director Cassatt

Vote tally: 4-0