

Call to Order: 7:00pm

Roll Call

Present			Absent
President Reed	Vice President Stalzer	Director Stickrod	Director Cassatt
Treasurer Waldorf	Director Henry (departed at 7:20 PM)		Board Member Coan

Approval of July Minutes

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

Approval of August Minutes

Motion By: Director Stickrod Seconded By: Vice President Stalzer Vote tally: 4-0

Approval of Expenditures

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

Treasurer's Report

All data presented is as of August 31, 2020.

The Total Cash Balance is \$1,575,220.98 and is made up of the following fund balances:

Emergency Fund ..\$140,915.38
General Funds ...\$1,064,856.53
Lake Funds\$240,895.29
Road Funds\$128,553.78

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$121,926.28, a decrease of \$26,697.81. For additional breakdown, please refer to the August 31, 2020 Balance Sheet.

The Year-to-Date Net Income is \$100,642.15 with Revenues of \$291,750.79 and Expenses of \$191,108.64. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of August the cash deposits were \$7,491.34 and the cash expenditures were \$27,695.53. Additional report details are posted on the Heritage Lake website.

Invoices for the 2020 Lake fund are due October 1. Past due accounts were sent statements and notices

that accounts unpaid on October 1 will be sent to collections.

The Finance Committee met August 14 and 23. The 2021 budget input was reviewed and compiled. The budget will be reviewed at the September board meeting. The final budget needs to be mailed to membership at least 30 days prior to the December 21, 2020 board meeting.

This concludes the treasurer's report for September 28, 2020.

President's Report

No Report

Committee Reports

Membership Chaired

Conservation Committee

- The fish has been ordered for fall stocking has been placed
- Dam inspection with Keith Plavec has been scheduled
- Request from Member Porter to continue dredging part of the lake and put the material in peninsula that goes to the Raleigh sediment pond Committee requested further location information is received from Member Porter.

Environmental Control Committee

- 2 requests for easement change, 1 pin location, 2 tree removal permits, 1 culvert approval and 1 disagreement between neighbors.
- Request from member to split Unit II, lots 70 and 71 (PIN 13-13-09-406-007). Lots are currently combined since one lot has the house, the other has outbuilding. Member wants to build new house on lot 71 and sell the house on lot 70 as a separate parcel.
- Director Stickrod made a motion to deny the variance to CCE&R Section 1 to accommodate the owner until we get information from County that it is willing to give a variance for Unit 2, lots 70 and 71 (PIN 13-13-09-406-007).
 - CCE&R Section 1
Section 1. Residential Character of the Development
In general, every numbered lot in the Heritage Lake Development, unless it is otherwise designated by the Heritage Lake Association, is a residential lot and shall be used exclusively for Single-family residential purposes. No structure shall be erected, placed, or permitted to remain upon any of said lots, except a single-family dwelling house and such outbuildings as are usually accessory to a single-family dwelling house.
a. Residential Use of Accessory Outbuildings, Etc., Prohibited: No accessory outbuildings shall be erected on any of said lots prior to the erection thereon of a single family dwelling house, and in no event shall any such accessory outbuilding, or any temporary structure which may be constructed upon such lot under these restrictions ever be used as a residence or dwelling house

or place for human occupancy or habitation.

Motion By: Director Stickrod Seconded By: President Reed Vote tally: 4-0

Road Committee/SSA

- Beach/Pavilion area and the Heritage Dr ditch work near beach parking lot, NW side of road - Postponed until 2021 due to lack of contractor response during quote process.
- Kenton St Speed Bump - project awarded to Tazewell County Asphalt. Required to contact HLA 3 days prior to start of project. Have not received notification of project start yet, but noticed that JULIE has marked the area, this could be related. The HLA website and Facebook page will be updated when we are made aware of the project start date. Kenton St. will be closed during the project. This is expected to take 2-3 days.
- The road committee documented areas that need spray patch in September. These will go out for quote soon.

Board Chaired Maintenance

- The staff has been trimming trees along roads, some for school busses and some for visibility. Brush will be burned along the roads; it will be ongoing.
 - The garage door at the maintenance shed was replaced and new opener was installed.
 - Snow equipment is being prepared for the upcoming winter season.

Office Organization/Website

No report

Pool & Lodge

Pool:

- There were issues with the impeller not staying seated. Work is underway to fix this.
- Special thanks to Rick Stokes for everything he did to help at the pool. The pool's success this year was due to the work that was done in the past couple years. Special thanks to Rick Stokes for his help on the pool issues.
- We are obtaining a quote for sandblasting the epoxy paint and a full skim coat of the pool. This would eliminate painting so often, lowering the cost in the long run.

Lodge:

- The new roof is completed. The Lodge Renovation Committee discussed roof, paint, and budgeting. No votes were made. Researching bathroom changes to add storage and enlarging the kitchen.
- I would like permission from board to put the movie screen up and mounting the projector and wiring. Cost will be minimal as most all equipment is already owned by Heritage Lake.
- Request to get an estimate on both carpet and vinyl planking for Lodge. Discussing ideas for

kitchen.

- Estimate received from Fritch construction on HVAC system, contingent on budget passing.
- New septic line will be installed this week.

Building/Zoning/Security

No Report.

Outdoor Amenities

- Received a letter from TCHD regarding signage. Required signs are ordered for the phone location, beach open/closed sign.
- Window at the beach house, with the bb hole will be replaced
- New buoys will be installed, and attachment of docks will be done next spring

- **Admin/HR**

No Report

- **Building/Zoning/Security**

No Report

Unfinished Business

- Fast Avenue fence is postponed until decision is made on the walking path so as not to push the kids out onto Fast Avenue. The grant is being prepared and is due November 2nd.
- HLA lot sale of 21 Raleigh and 8 London are being processed.

New Business

- Copies of the budget were sent to all Board members as edited by the Finance committee. There were no significant changes. An increase from \$500 to \$1500 for the docks at the beach. Added funds for a second security guard primarily for spring and summer.
- 1-time expenses include paint repair of wood on outside of the Lodge at \$25K, pool is estimated at \$16K, tennis court needs to be resurfaced (\$5k) and pool house repairs (\$4k). Budget for next year showing \$51,141 in the red primarily driven by these 1-time expenses. In 2019, there was a surplus of \$58,000 which stayed in our account so these funds will be used to handle these repairs.
- The only Capital item is the HVAC which is estimated between \$20,000-\$22,000.
- The budget will be sent out in November to membership and will be voted on at the December board meeting.
- In order to move forward with lining the spillway pipe on the dam. We need to commit to building a secondary spillway within 7 years. As a board, we should set aside the estimated funds that for that project.
- Total funds needed to line the spillway pipe, including the engineering, and estimated costs for secondary spillway, is \$580,000. There is approx. \$240,000 in the Lake fund today and would use of the lake fund as is and each year the lake fund takes in \$44,000 and spends approx. \$36,000. The remaining \$8,000 surplus could be used for that and we also have cash in our accounts that could be used. Depending on what year we want to do that determines how much we should put aside. The

secondary spillway should be pursued within the next 2 years unless there are construction or physical delays. The state is in the process of giving us up to 7 years to complete. Decision to make a motion saved until next board meeting

- Halloween. There will be no Trunk or Treat this year. Usually, we have Halloween trick or treat the night before Mackinaw. Heritage Lake Halloween will be on Friday, October 30, 2020 from 4:00 – 8:00 pm.

Membership Questions

- Member questions regarding the mowing and sediment placement.
- The Conservation Committee will follow-up after a review of the area and Chair Lemke will meet with member regarding the mowing and sediment dirt placement.
- Member Stokes asked if the 17 Carlton Drive culvert size was reviewed. President Reed stated that it was reviewed by engineers and there are no plans to replace it at this time.

Open Floor for Members (MEMBERS PLEASE SIGN IN) 3 Minute time limit

Executive Session: 8:29 pm

Motion By: Director Stickrod Seconded By: President Reed Vote tally: 4-0

Executive Session Adjournment: 8:42 pm

Motion By: Director Stickrod Seconded By: President Reed Vote tally: 4-0

Meeting Adjournment: 8:42 pm

Motion to Adjourn By: Director Stickrod Seconded By: Vice President Stalzer Vote tally: 4-0