

Call to Order: 7:00pm

### **Roll Call**

Present			Absent
President Reed	Vice President Stalzer	Director Stickrod	Board Member Coan
Treasurer Waldorf	Director Henry	Director Cassatt	

### **Approval of November Minutes**

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

Discussion: Remove the Executive session headers in the notes since we did not have an executive session.

### **Approval of November Expenditures**

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

### **Treasurer's Report**

All data presented is as of November 30, 2020.

The Total Cash Balance is \$1,540,621 and is made up of the following fund balances:

**Emergency Fund ..\$140,927.15**  
**General Funds ...\$1,010,296.17**  
**Lake Funds .....\$260,673.14**  
**Road Funds .....\$128,724.84**

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$119,595.60, a decrease of \$1,144.55. For additional breakdown, please refer to the November 30, 2020 Balance Sheet.

The Year-to-Date Net Income is \$60,130.42 with Revenues of \$347,417.31 and Expenses of \$287,286.89. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of November the cash deposits were \$4,286.24 and the cash expenditures were \$31,278.76. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in November.

The Finance Committee did not meet in November.

As a reminder, if there are any outstanding bills that need to be included in the 2020 fiscal year, please turn them into the office this week.

This concludes the treasurer's report for December 21, 2020.

### **President's Report**

The Holiday Decorating Contest seemed to be a success. Thanks to Andrea Vetter, Treasurer Waldorf, and Patty Parmele for organizing the event.

### **Committee Reports**

#### **Membership Chaired.**

- **Conservation Committee**

- Chair Lemke: Thanks to Director Cassatt, the dam looks better than it has in the last 20 years. The ruts, roots and stumps have all been cleaned out.
- We received insurance company requests for the dam. I will have the engineer prioritize what needs to be done right away and what does not need to get done. I will then draft an email to the insurance company.
- The Porter's started cleaning out their property last weekend. It still needs to be flattened out which will probably be finished in the spring.
- Member Phillips raised concerns about the remaining dirt and how and who will be removing it.
- Chair Lemke reported that he met with the Porters and the Williams and defined the scope of work that was going to be done. A document was submitted to the board last month which defined the scope of work that was going to be done. The board decided along with the Conservation Committee that it was done before by the Porters and it would be a benefit because some of the silt that will be removed from the lake. They are removing a space 10' back from the waterline and 4-6' deep immediately in front of their dock. The Porters project is not funded by the association. We do not have money for a dredging project due to the mandate by the IDNR to build a secondary spillway which will cost \$500,000.
- Member Phillips expressed the need to do a yearly project and money set aside annually to start a maintenance fund for dredging the lake.
- Chair Lemke: It will take \$20,000 to clean out sediment basins and store it. To remove will double the cost of cleaning of the sediment basins.
- President Reed stated the sediment basin is to slow down the amount of erosion that gets into the lake which seems to be catching some of the sediment. We could look at smaller projects upstream that may catch that sediment further away.
- Chair Lemke: recommendations have been made for plantings upstream from the inlets to the lake and will slow the sediment before getting to the basins. We welcome any of your plans to dredge the lake. We will look into slow down the encroachment in the first quarter of next year.
- Director Stickrod's weed abatement license expires at the end of December. We will need to renew or someone else will need to get their license.

- **Environmental Control Committee**
  - Received request from member wanting to build house in spring wanting to clear some trees. It is sizeable number of trees on a sloping lot. We requested siltation fencing to catch any runoff that would bring dirt into the lake. Siltation fencing is now in place, we will approve that tree permit.
- **Road Committee/SSA**
  - No Report.

### **Board Chaired**

- **Maintenance**
  - No report
  - President Reed thanked the maintenance crew for their winter preparations.
- **Office Organization/Website**
  - Interviews for the office administrative position were conducted. Candidate interviews and discussion on those candidates will be held in Executive session.
  - Director Henry made a motion to subscribe to the Office 365 email add-on for approximately \$20 per month prior to the expiration of the Frontier email contract in March.

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

- **Pool & Lodge**

#### **Pool:**

- No Report.

#### **Lodge:**

- Director Stickrod: The projector is now mounted. If available, I would like the maintenance crew to demo the showers to develop some storage. The first part of interior plan is the HVAC system which includes the men's restroom.
  - Director Cassatt approved of using maintenance crew when they are available to assist with demo of the men's restroom.
  - President Reed requested plans and costs for the bathroom, storage, and the HVAC system.
  - Blaine Gilbert will smooth out the ground area this spring after it has settled from the septic line work ground done in the fall.
- **Admin/HR**
    - No Report

- **Building/Zoning/Security**
  - No Report
- **Outdoor Amenities**
  - Vice President Stalzer sent a recommendation for a letter to be sent to members and possible fines for blowing leaves into the lake.
  - Blowing leaves into the lake is destructive, an expense to all members and fish could start to die.
  - President Reed stated this can be done as a board, we do not need member approval and can add into the Rules & Regulations of what is fineable and what is not in the January board meeting.
  - President Reed will consult with attorney for any other input.

### **Unfinished Business**

- 2021 HLA budget
  - No further feedback received other than from the last meeting.

President Reed asked for a Motion to approve the 2021 HLA budget as sent out to the membership.

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

- Previously, President Reed proposed certain allocations for HLA funds for dam maintenance, involves the secondary spillway as well as the pipe lining. President Reed found error and has revised the amount taken from the general fund; it still equals the \$580,000 originally discussed. The error showed more coming from the general fund than what we were asking. President Reed asked for a motion to approve this correction.

- **Motion:**
  - Allocation of HLA Funds for Dam Maintenance - \$580k total - revision
    - \$240k from Lake Fund
    - \$8k from 2021 Lake Fund
    - \$8k from 2022 Lake Fund
    - \$324k from General Fund (corrected)
    - Leaves approximately \$576k unallocated in General Fund at EOY 2020 (assuming \$900k General Fund balance at EOY 2020)
    - Vote would be only to allocate funds, additional votes will be needed on engineering and construction quotes.

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

### **New Business**

- SSA Membership List
  - President Reed sent the Board the final HLA member list for the billing of the SSA.
  - Thanks to Treasurer Waldorf for putting the SSA list together.
  - President Reed made a motion to approve the HLA member list as submitted to the Board.
- Motion By: President Reed      Seconded By: Treasurer Waldorf      Vote tally: 6-0
- Ameren Easement
  - Ameren is purchasing additional easements throughout HLA. There were 4-5 HLA lots included. Treasurer Waldorf will contact the Ameren contract representative.

### **Membership Questions**

- Questions were asked during the conservation committee update regarding dredging the lake.
- Member inquired how to obtain the gift certificate from the Christmas Decorating Contest and encouragement to have the contest again next year.

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

### **Executive Session** (8:10 PM)

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

Director Henry and Director Cassett left at 8:10 PM as the meeting transitioned to Executive Session.

### **Executive Session Adjournment** (8:29 PM)

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

### **Continuation of Monthly Board Meeting**

Lake weed abatement license discussion:

Director Stickrod: Discussion of abatement license renewal. Cost for outside vendors approx. \$6,000. License obtained online for approx. \$30. Waiting to hear from James Grant to see if he will get a license. Vice President Stalzer, if James Grant does not volunteer, let me know I could possibly volunteer to do that.

Vice President Stalzer: Have we looked at pulling funds from other areas that could be used for the sediment funds, have we ever done that for a year or 2 years.

Director Stickrod: we have taken funds from the general funds to offset shortcomings in the conservation committee before. Yes, we could pull from the general funds if needed.

Office Admin Discussion

Motion to hire Jocelyn Standley for the office Admin position.

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

Treasurer Waldorf recommended obtaining an acceptance before announcing selected candidate.

Vice President Stalzer will contact Jocelyn Standley to offer her the position, discuss salary and probation period.

**Meeting Adjournment:** 8:38pm

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