

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 (7:27 pm arrival)	

**Approval of December Minutes**

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

**Approval of Expenditures**

Motion By: Treasurer Waldorf                      Seconded By: Vice President Stalzer                      Vote tally: 4-0

**Treasurer's Report**

All data presented is as of December 31, 2020. The Total Cash Balance is \$1,523,691.01 and is made up of the following fund balances:

Emergency Fund \$140,944.90

General Funds \$982,534.28

Lake Funds \$262,556.35

Road Funds \$128,769.68

The above funds include checking and CDAR accounts. The Year End statements may reflect some minor adjustments when all of the 2020 interest is recorded.

The outstanding receivables total is \$117,295.00, a decrease of \$2,300.60. For additional breakdown, please refer to the December 31, 2020 Balance Sheet.

The Year-to-Date Net Income is \$28,034.25 with Revenues of \$330,650.86 and Expenses of \$302,616.61. Please see the Profit and Loss Statement for further detail. Revenue reflects the \$19,164.07 reclassification of insurance payment to offset the expense incurred for the lodge roof replacement.

As for actual Cash details, for the month of November the cash deposits were \$2,455.83 and the cash expenditures were \$30,650.22. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in December.

The Finance Committee did not meet in January.

2021 Assessment invoices will be mailed at the end of this week. Payments are due March 1. Notices of outstanding balances were attached to the invoices as needed. The Date of Record of the 2021 annual meeting is February 7. All past due balances must be paid by that date in order to vote at the annual meeting.

There was a double payment made on insurance due to a mail delay.

This concludes the treasurer's report for January 25, 2021.

### **President's Report**

All members are reminded that using your home as a commercial business is not allowed in Heritage Lake. The subdivision is not area zoned commercial, and our CCE&Rs, Section 1 state: 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.

Question was asked what happens if members are doing so, this would be a question for the attorney, it would be evaluated case by case.

### **Committee Reports**

#### **Membership Chaired**

#### **Conservation Committee**

Director Stickrod is going to renew his license for spreading herbicides.

Kurt Lemke is working on an action plan to address the action items in the dam inspection report. There was mention of tree removal at the base of the dam, while this is possible, many are beyond our property line, but a contractor could be hired to remove those on HLA property.

President Reed request list within a month

#### **Environmental Control Committee**

4 permits requested – 4 permits approved

#### **Road Committee/SSA**

Submitted by: Brad Reed

Action Required: None

- ◆ The SSA commission met on January 13, 2021 to vote on the proposed 2021-member list for the SSA tax. The proposed SSA list was approved. The SSA tax for 2021 is \$685.48 per member, a decrease from \$706.93 in 2020. The number of members in the 2021 list is identical, but the tax levy amount was reduced because the yearly bond principle payment was re-amortized.
- ◆ The road committee is working with Tazewell county to create the road maintenance

engineering plans and contract for 2021. Heritage Dr. (from the boat ramp, towards the beach, and ending at Brandy Dr.) and Scarborough Dr. are the streets planned for a maintenance seal coat this year. Other streets will be reviewed, but none are on the plan at this time.

- ◆ The road weight limits started on January 1, 2021 and will continue until April 15, 2021. There have already been several violations. Fines will be discussed during new business.

### **Unfinished Business**

- ◆ Ameren Settlement Offer – Treasurer Waldorf reviewed the offers with the Ameren agent, and found the offers to be fair. Will follow-up with the agent, and potentially vote on it at the next meeting.
- ◆ Email address change – working with Microsoft

### **New Business**

- ◆ Vehicle Stickers – need to get new design finalized and ordered, placement of the sticker on the cars is not defined in by-laws - all vehicles, ATV and golf carts will use the same sticker
- ◆ Road Weight Limit Violations and Exceptions
  - 42 Roxbury had several different loads that were over the 12,000 lbs weight limit. Motion for a \$500 fine per the Rules & Regulations.
    - ◆ Motion by: Director Stickrod      Second by: Director Cassatt      Vote: 5-0
  - 336 Westminster Dr had tree work the trucks themselves did not violate the weight limits, the chipper that was pulled was just over the limit. Since the vehicles were reasonably sized, and because of the ice storm that we suffered, a fine should be applied.
- ◆ Trash Collection
  - Neville's business was purchased by Area Disposal. Recycling is available at the collection site in the Village of Mackinaw (VOM).
  - VOM had Republic Services at their board meeting to discuss trash collection options and a Request for Quote (RFQ). According to the Village of Minier trash contract, Republic is about half the price of Area Disposal. If VOM goes with Republic, it might have some effect on Heritage Lake - even though HLA would not be covered in the RFQ.
  - Republic Services contacted the Heritage Lake office requesting to provide information. The board is interested in hearing what Republic has to offer. Although, we would need to consult the HLA attorney on a trash contract since trash service is currently an individual service. We would also need member support.
- ◆ Annual Meeting

- The meeting will be in person with a Zoom option. We will need to limit attendance. To make the meeting run smoother, it might be ideal to request proposals in advance, although we cannot require that.
- Agenda for Annual Meeting – Normal updates, plus rules and regulations revision vote.
- ◆ Lodge Maintenance and Committee on Lodge Renovations
  - Motion to purchase a PC for HLA Meetings and Zoom, up to \$500
    - ◆ Motion by: Director Cassatt      Second by: Vice President Stalzer      Vote: 5-0
  - Koch Construction has been notified that repairs to the outside and paint have been approved, they will be asking for a variance for the lift to get to the peak. It was discussed that the HLA maintenance staff can start to work on the updates after a plan has been settled on.
    - ◆ President Reed mentioned that while the setup of the proposed plan looks good, the proportions look off visually. He recommended double checking the plans to the actual lodge dimensions
    - ◆ President Reed recommended that HLA check with the Health Department to make sure an outdoor shower as proposed for the pool will be acceptable. He also recommended aligning the new single stall outside entrance bathroom with one of the existing showers so that if the Health Department changes the regulation in the future, the bathroom changes would be minimal.
    - ◆ Director Stickrod mentioned that he estimates the bathroom renovations will cost \$20k to \$25k. He did not have estimates from contractors at the time.

**Board Chaired  
Maintenance**

No updates

**Office Organization/Website**

No updates

**Pool & Lodge**

All updates were in new business

**Building/Zoning/Security**

No updates

**Outdoor Amenities**

No updates

**Admin/HR**

No updates

**Building/Zoning/Security**

No updates

**Membership Questions**

No questions.

**Executive Session:** (9:01 PM)

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

**Executive Session Adjournment:** (9:10 PM)

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

**Meeting Adjournment:** (9:11 PM)

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