

HLA Board Meeting March 22, 2021
Minutes

Call to Order: 7:00 pm

Roll Call

Present			Absent
President Reed Vice President Stalzer (7:05 pm)	Treasurer Waldorf Director Stickrod Director Henry		Director Cassatt Board member Coan

Approval of Previous Minutes

The February Board Meeting minutes were not available yet for approval.

Approval of Expenditures

Motion By: Treasurer Waldorf Seconded By: Director Stickrod

Vote tally: 4 -0

Treasurer's Report

**Treasurer's Report
March 22, 2021**

All data presented is as of February 28, 2021.

The Total Cash Balance is \$1,614,785.77 and is made up of the following fund balances:

Emergency Fund ..\$140,944.90
General Funds ...\$1,086,440.35
Lake Funds\$258,692.54
Road Funds\$128,707.98

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$264,692.34, an increase of \$150,613.65. The increase is due to 2021 Assessments mailed in February and due on March 1. For additional breakdown, please refer to the February 28, 2021 Balance Sheet.

The Year-to-Date Net Income is \$238,801.36 with Revenues of \$270,595.18 and Expenses of \$31,793. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of February the cash deposits were \$115,331.01 and the cash expenditures were \$12,856.22. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in February.

The Finance Committee did not meet in March.

2021 Assessment invoices were due March 1. Notices of outstanding balances were attached to the invoices as needed. Late fees will be added to each assessment not paid before April 1.

The Date of Record of the 2021 Annual Meeting was February 10. In reviewing the list, it was determined the property of eight accounts had been transferred in property tax sales. Each former member received a statement adjusted to the date of sale and a request to pay the balance by April 1. 38 members had an outstanding balance prior to the assessment that was greater than \$500. They were mailed a statement and letter requesting payment or initiation of a payment plan by April 1. Both groups will be sent to Collections after April 1 if their payment is not received.

69 members had outstanding balances of less than \$500. They received a statement and reminder to make their payment or start a payment plan.

This concludes the treasurer's report for February 22, 2021.

President's Report

- No Report

Committee Reports

Membership Chaired

- **Conservation Committee**
Reported by Chair Lemke: No Report
- **Environmental Control**
Reported by Chair Weir: No Report
- **Road Committee/SSA**
Reported by President Reed:
 - The Road Committee met twice this month to review road conditions. Designs will be presented at a future board meeting. This year is the first maintenance seal coat in the SSA plan.
 - The road weight limits started on January 1, 2021 and will continue until April 15, 2021. There have already been several violations.

Unfinished Business

- Road Weight Limit Variance: Discussion regarding weight limit variance request at 42 Roxbury. Member requested a road weight limit variance to 7 tons (truck, trailer, cargo) in order to reinforce the shoreline while the water level in the lake rises. The shoreline has been under construction since about Dec 2020, and part of that area was dredged.

Motion to allow 12 loads at 7 tons each, includes truck, trailer, and rock, at the direction of the Road Committee, to 42 Roxbury.

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

- Email address change - Jocelyn Standley advised that a forwarding address has not been implemented. Both email addresses still work.
- Annual Meeting – Approval of teller committee consisting of Patty Parmele, Jody Wood & Sherri Siedschlag

Motion to approve these three people as teller committee for 2021 Annual Meeting.

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

New Business

- President Reed was contacted about a Member Motion planned for the Annual Meeting to ask the membership to sell HLA owned 306 Brandy Drive. President Reed had not seen the actual text of the motion until shortly before this meeting. To clarify any discussions online today, tonight was meant to be a discussion only, it was not meant to be a vote on the sale or anything else.
 - There was a lengthy discussion on the pros and cons of selling the property.
 - Member Fox questioned whether this lot is considered an amenity.
 - The following is a summary of the legal opinion from the HLA Attorney: The lot at 306 Brandy Dr is not defined as a CCE&R amenity (it is not on any current plats or the original plat as a community property), Article II of the Bylaws allows the association to create recreational areas, in addition to the original CCE&R amenities. This lot was designated as and actively used as a recreational area, examples - the old trail to the waterfront, and the existing parking lot. Therefore, this lot is considered a recreational area, and any decision to sell the lot would need to be voted on at an annual meeting per Section 8 of the Bylaws.
 - Treasurer Waldorf proposed to consider the request to purchase the lot after an appropriate time period (likely 2022 annual meeting) to consider the following:
 - Potential uses of the property
 - Number of members who would use the property.
 - The cost to improve the property.
 - The cost to maintain the property.
 - Do the same analysis of other under-developed amenity properties.
 - During the assessment period allow current member use of the property with the addition of a liability rider to include HLA. A committee should be appointed with the responsibility to provide a plan of action and written monthly updates to the board members.
 - Member will consider revising motion.
- Sale of HLA owned lot: 21 Yorkshire - 13-13-16-102-011
 - A neighbor expressed concerns about selling that lot since it is mostly drainage, did not want to repeat the issues that arose with someone trying to build a house without the proper plans for this lot.
 - It was recommended to add a deed restriction to the property.

Motion to sell 21 Yorkshire with deed a restricting building on this property.

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

Board Chaired

- **Maintenance**
No Report
- **Office Organization/Website**
No Report
- **Lodge/Pool**
 - Lodge electrical repairs: the electrical line to the pool was damaged during the septic repair. The line was not marked, nor did anyone know where it was located.
 - Director Stickrod tried to get multiple quotes, KDJ no response, Morgan's no response, ANJ (Jesse Zeller) gave a quote.
 - The electrical quote includes running a new line to the sub panel at the pool, cleaning up the lodge attic, new connections for the HVAC, and a few other items. It also gives the option to replace the electrical panel.
 - Treasurer Waldorf suggest adding in the panel expense and discussion to accept the quote from ANJ.

Motion is to approve up to \$9,000 to cover the bid from ANJ Electrical. This includes replacing the panel.

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

- **Building/Zoning/Security**
No Report
- **Administrative & Human Resources**
No report
- **Outdoor Amenities**
No report

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

- *Member Questions: Which board policy allows office admin to force members to come into the office to pick up parking stickers? That policy was made 5 years ago to keep expense down and ensure that registration forms are completed for stickers. The registration form allows the office to ensure that the vehicles are owned by the member.*

Meeting Adjournment: 10:20 pm

Motion to Adjourn By: Director Stickrod

Seconded By: Vice President Stalzer Vote tally: 4-0