

Call To Order: 6:00pm

Roll Call

Present			Absent
President Reed	Treasurer Waldorf Secretary Parmele	Director Stickrod Director Cassatt	Director Henry Vice President Stalzer

Approval of April Meeting Minutes

April Meeting Minutes are being reviewed and will be covered at June meeting.

Approval of Expenditures

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

Treasurer's Report

All data presented is as of April 30, 2021.

The Total Cash Balance is \$1,698,285.72 and is made up of the following fund balances:

Emergency Fund \$140,944.90
General Funds \$1,167,887.78
Lake Funds \$260,738.57
Road Funds \$128,714.47

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$140,130.73, a decrease of \$15,516.09. For additional breakdown, please refer to the March 31, 2021, Balance Sheet.

The Year-to-Date Net Income is \$203,520.32 with Revenues of \$275,239.85 and Expenses of \$71,719.53. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of April the cash deposits were \$11,891.05 and the cash expenditures were \$21,605.61. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in April.

As defined by the HLA bylaws 5% of the 2021 assessments billed, \$13,407.00 will be added to our Emergency Fund on June 1.

Payments for several accounts sent to collections have been received. Per HLA Bylaws, the 25% fee will be added to those accounts.

The Finance Committee did not meet in May.

This concludes the Treasurer's report for May 24, 2021.

PRESIDENT'S REPORT

No Report

COMMITTEE REPORTS

Membership Chaired

○ **Conservation Committee - Kurt Lemke**

- Spoke to the majority of the members of the committee regarding stop logs or a relief valve in the primary spillway for lowering the lake level. It was agreed that the relief valve was a better way. There were a lot of questions about the stop logs and the modifications required. The committee recommends that we use a relief valve with the stipulation to work on proper placement for the valve so it works without much maintenance.
- Committee will be meeting regularly on the 1st Tuesday of each month starting June 1.
- Bid was received from a concrete finisher for resurfacing the energy dissipator for the original spillway as recommended by the dam inspection. The bid was sent to Keith Plavic this week to review for the right direction or if we need to make modifications on that bid.
- President Reed: The stop logs will be on the primary spillway regardless of the valve decision. The stop logs are needed to meet the requirement to drain the lake down to a certain level by the State of Illinois.
- Director Stickrod: My suggestion is to add one valve on one side so that we can easily lower the lake when we need to for maintenance or fish control of the lake.
- President Reed: The position that the engineer proposed will be a better position as far as maintenance of that valve than our current valve position. The design portion of the secondary spillway project has not started yet so it can be changed if we decide to do something different.

○ **Environmental Control Committee - Tim Wier**

- 3 Tree permits
- 2 Requests for easement changes
- Rechecked the hillside, where we issued a building permit. No erosion was found after the recent 6" rain in the last 10 days.

○ **Social Committee - Patty Parmele**

- Painting Class at the Lodge
 - Discussed with artist Joan Maney to have a painting class at the Lodge. All supplies and equipment will be supplied by the artist. Class Fee will be \$25 per person. Painting Class information will be posted online to see if we have enough member interest.
- Disc Chucker's – Disc Golf Clinic
 - Disc Chucker's will conduct a Disc Golf Clinic for \$200, extra discs will be provided for members to use during the clinic. Members would pay a small fee to reserve their

- spot in the clinic. Clinic information will be posted online to see if we have enough member interest. Possible date 1st weekend after July 4th.
- Senior/Adult Swim Time, Proposed Senior/Adult Swim time once a week in the morning before the pool opens.
- Garage Sales
 - 31+ garage sales for the Spring Garage Sale. Thanks to Jeanette Burash for putting the garage sales together.
- **Road Committee/SSA - Brad Reed**
 - Update on the spray patch and seal coat road work planned for 2021.
 - Work will commence before June 30, no specific date set.
 - Maintenance sealcoat for 2021. The contract went out for bid last month and was due on May 13. It was advertised with all other Tazewell County sealcoat work. At least 3 contractors reviewed it, but only 1 bid was received from UCM. The bid was \$106,591.84. The bid was approved by the SSA Commission on May 17. Tazewell County board will vote on May 26. After Tazewell County approval, we will begin preparation. Actual sealcoating will not start until after July 1.
 - Contractor will put up “Do Not Park” signs prior to sealcoating.
 - Volunteers needed:
 - 5-6 volunteers needed as “Road Representatives” in the area that is being seal coated.
 - Responsible for disseminating information received from Board President Reed a few hours prior to information being posted online.
 - Road representatives would go talk to neighbors and provide road update information.
 - The section of Heritage Road being seal coated is from the Beach to Brandy Dr.
 - Contact office if interested.
 - Signage of start date of construction will be posted on the entrance boards.
 - Director Stickrod checked on gates at entryways. Costs are \$7,000-\$10,000 per gate. 2 gates at each entrance, does not include the cost of getting power to the gates. Other costs would be dependent on type of entrance, i.e., codes or cards.
- **Unfinished Business**
 - Road weight limit violations and variances - none to discuss
 - Update on sale of HLA owned lot - 21 Yorkshire.
 - Attorney McGrath’s office is in preparation of QCD and is being mailed out to the office.
 - Erosion Control and Bank Stabilization Policy
 - Is a guideline and we should review and add the items that are pertinent and applicable to HLA and integrate them with our regulations
 - Discussion moved to next month
- **New Business**
 - Short term rentals (Airbnb)
 - Office received questions asking if we allow Airbnb.
 - Suggest reaching out to other HOA’s on their regulations.

- Number of individuals that can own a “member lot” and how many vehicle stickers are allowed. Reference CCE&R, Article III, Section 3.
 - 2 entities can own a lot; co-owners need to be recorded at the County with a QCD or equivalent.
 - No owner lot changes without a title change and recorded with the County.
 - Not allowed to co-own lots without being recorded with the County.
 - Letter to be sent out to known multiple owners.
- Vehicle stickers are limited to vehicles registered by the member.
 - Need to clarify company vehicles used by member.
- Committee on CCE&R/Bylaws/Rules & Regs
 - Rules & Reg changes and By-law changes that need to be made such as the ability to vote remotely.
 - By-laws can be changed by the board; CCE&R’s are by member vote.
 - June meeting set out time to outline for changes and reach out to membership.
 - Post online for Committee volunteers
- HLA Corporate Authorization Resolution for Bank account.
 - Sets out types of power and rights Board members and accountants have to HLA bank account.
 - Gives opening any deposits or shared accounts in name of corporation would be President and Treasurer and not the accountant.
 - Endorse checks and orders for payment of money or otherwise withdraw or transfer funds on deposit with First Security Bank, would be Board President and accountant
 - Borrow money, exercise all powers on the resolution, take out mortgages will be left blank. Those items require membership approval. No point in giving board members this power since we have not had any resolutions to do that in a number of years.
 - Limitations on powers: my opinion we will just reference our CCE&R’s and By-laws which already have limitations of powers.
 - Signatures will be Board President, Board Secretary, and another Board member.
 - Call for questions or concerns on how the Corporate Resolution is filled out? No Questions.

Motion to approve the Corporate Authorization Resolution

Motion By: Director Stickrod Seconded By: Secretary Parmele Vote tally: 4-0

- Front entrance flowers
 - Thanks to the Knowles for taking care of the front entrance flowers. The Knowles are retiring from taking care of the front entrance flowers.
 - Director Cassatt noted that the maintenance staff has taken care of trimming the hedge and putting down mulch. If someone would want to volunteer to come up and do the weeding and add to the flower beds.
 - Reach out for volunteers to help with the entrance flower beds.

DIRECTOR REPORTS

○ **Maintenance**

- Discussed at last month's meeting the potential of using Ameren Easement funds to upgrading/replacement some of the maintenance equipment.
 - The easement business recommended changes were sent to the Ameren representative.
 - Quotes received for a new plow for the ¾ ton truck with 6-way blade. Parts for the new plow are available locally instead of driving to Springfield with the current straight plow for the ¾ ton. Plow Quote: \$6,009.00, installation \$700. Discussed new vs used, no warranty with used, new has 2-yr warranty.
 - New Salt Spreader would replace the one that goes into the 1 ton, Quote: \$6,300.00 with installation of \$500 + tax.
 - \$15,588.00 total

Motion to approve \$16,000.00 to purchase a new plow and salt spreader as quoted.

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

- Received a quote to consider replacing the tractor in the future. The tractor has electrical issues resulting from the fire a few years back. Received a quote from Blunier Implement of \$32,800.
- Quote from S&B to remove the tree from the lake for \$400; does not need Board approval.
- S&B ground 3 stumps at the beach for \$110

○ **Office Organization/Website**

- Website Board Member Email Addresses
 - Board member email addresses that appear on the website are creating spam as they are public. They are also rarely used, and HLA pays for each email address.
 - Agreed to request removal of board member email addresses from the website, and eliminate the email addresses themselves.
- New Member Information Document
 - Developing HLA informational email for new members
- HLA Office signs
 - First Security Bank requested HLA put up a sign in front of our office to avoid confusion.
 - Request for signs for beach parking lot i.e., vehicle stickers required to park in the boat parking lot or beach parking lot.
 - Director Cassatt added that the surveillance cameras are now working at the beach
- Vehicle Decals
 - YTD 216 vehicle decals issued.
- New employees
 - 8 new employee applications for the pool and lodge

○ **Pool & Lodge**

- Repairs are done to the cement parts of the pool.
- Pool is being filled.

- Motor will be wired after the meeting.
- Deano is providing liquid chemicals to get started.
- There is a supplier shortage of chlorine this year. Thanks to Barb Waldorf, Brad Reed and Patty Parmele for obtaining chlorine to stock up due to the chlorine shortage for most of the season.
- Pool Manager agreed to sell concessions at pool.
- Pool rates the same as 2019.
- Pool passes must be purchased at the office to confirm member good standing status.

Lodge

- Electrical is done. Lodge and pool are up to code. Thanks to ANJ.
- Bathroom renovations we received 2 quotes: Gilbert Plumbing estimate \$41,080 and another quote from Eigisti for \$61,125.
- 2 other requests for quotes but no answer received as of today.
- Do we want to move forward without a 3rd quote just saying that we have a certain amount of money set aside to do the bathroom renovation and that that money is okay to be spent once the 3rd quote comes thru to meet the requirements of the by-laws and assuming the committee will submit the quote that they recommend to the finance committee to ok the quotes to make sure we are within the regulations of the by-laws and go ahead and move forward. The plan is if we can get this okayed we want to close the Lodge for 3 weeks in July to rentals, no occupancy in July and then have Blaine come in all at once so we do not have to dance around and all we have to do is have 1 bathroom open for the pool.
- Lodge was already rented on July 17; Lodge will be cleaned and open for that date only.
- The Lodge Renovation Committee agreed that next step would be to do the ceiling tiles and to have the HVAC to happen at the same time as the bathrooms and have a painting party with volunteers to paint the walls on the interior and sprucing up during that time, final steps would be the flooring and the kitchen.
- Newest quote for HVAC is roughly \$27,000 (quote was not presented at the meeting) with Fritch. No commitment from Fritch to do it in July at this time.
- Make a motion that the board approve up to \$45,000 for the bathroom renovations and we will not proceed forward until securing a third quote to meet the requirements of the by-laws. The finance committee will be given all three copies of the quotes to prove it was done in accordance with the by-laws.

Motion to approve up to \$45,000 for the Lodge bathrooms pending feedback from the finance committee and with an amendment that the bid must be received by Friday, May 28, 2021.

Motion by: Director Stickrod

Seconded by: Treasurer Waldorf

4-0

- **Administrative/HR**
 - Welcome to our new Office Admin, Tracy Burdette.
- **Building Zoning/Security**
 - Lifeguards will check members at the boat ramp during Memorial Day weekend.
- **Outdoor Amenities**

- HLA Amenity Committee
 - Putting together a mission statement for what this committee wants to accomplish and will assemble the committee.
 - Working on ropes at the beach and the floating swim dock
 - Planted trees down near the beach.
 - Moving the boat dock at the ramp to the edge
 - The 911 phone is on at the beach house.

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

- Membership Questions
 - Allow members to clear a path on 306 Brandy, an HLA-owned lot, for use on Memorial Day?
 - No volunteers to clean up 306 Brandy without committee/board permission.
 - Tim Weir will try to locate the PINs for 306 Brandy.
 - When is the lake going to be treated?
 - Lake is being monitored, and it will be treated. Weather has not been good enough to treat, if the weather holds this week it will be done this week.

Meeting Adjournment: 8:54 pm

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