

Call to Order: 6:00pm

Roll Call

			Absent
President Reed Vice President Stalzer	Treasurer Waldorf Secretary Parmele	Director Cassatt Director Stickrod Director Henry (Arrived 6:03)	

Approval of February Minutes

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

Approval of March Meeting Minutes

Motion By: Director Stalzer Seconded By: Director Stickrod Vote tally: 6-0

Approval of March Special Meeting Minutes

Motion By: Treasurer Waldorf Seconded By: Director Stickrod Vote tally: 6-0

Approval of Expenditures

Motion By: Treasurer Waldorf Seconded By: Director Stickrod Vote tally: 6-0

Treasurer's Report

All data presented is as of March 31, 2021.

The Total Cash Balance is \$1,706,395.99 and is made up of the following fund balances:

Emergency Fund\$140,944.90

General Funds\$1,177,008.57

Lake Funds\$259,730.24

Road Funds\$128,712.28

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$155,646.82, a decrease of \$109,045.52. The decrease is due to 2021 Assessments received. For additional breakdown, please refer to the March 31, 2021 Balance Sheet.

The Year-to-Date Net Income is \$226,328.54 with Revenues of \$269,981 and Expenses of \$43,653.27. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of March the cash deposits were \$114,030.37 and the cash expenditures were \$22,167.30. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in March.

The Finance Committee did not meet in April. They did review bids submitted to the Lodge renovation committee.

2021 Assessment invoices were due March 1. Late fees were added to accounts not paid by April 1. Accounts that had an outstanding balance prior to the 2021 assessment that was greater than \$500 have been sent to collections.

This concludes the treasurer's report for April 26, 2021.

Applied for the Federal Payroll tax credit for the 2020 shutdown which are not reflected in this report. It may be 6-8 months before they are received.

President's Report

No Report

Committee Reports

Membership Chaired.

- **Conservation Committee**

Reported by Chair Lemke:

President Reed provided specific instructions on determining whether we will use a valve or a gate on the secondary spillway that the IDNR is requiring that we build. President Reed and I met with the engineers to specify the remaining items that need to be cleared up with the secondary spillway and I will set that meeting for May.

- **Environmental Control Committee**

Reported by Chair Weir

3 Tree permits

2 Accessory permits

1 PIN locate

1 Bldg. permit for an addition onto their house on Roxbury. Committee undecided on whether we enforce the erosion control and bank stabilization policy that we do not enforce now but should we enforce on its members who want to do an addition or anything new. We did approve the permit for the addition.

Going forward the bank stabilization policy talks about slope of the lot, how far back from every slope. This would make proposed building on Brandy Drive, that lot will be un-buildable if we stick to the bank stabilization policy. It also states that there should be a 25' buffer around the lake of trees and brush, I do not imagine lake front owners are going to be receptive to that. There is a 25' buffer of natural grasses, now we are 45' back from the water that you cannot approve, and we do not abide by that on any HLA owned lots, we maintain right down to the water front. Do we pick and choose when to enforce by section?

There was further discussion on what was stated in the bank stabilization policy. President Reed asked the board to review the policy in preparation for a discussion at the May HLA board meeting.

- **Social Committee**

Reported by Secretary Parmele

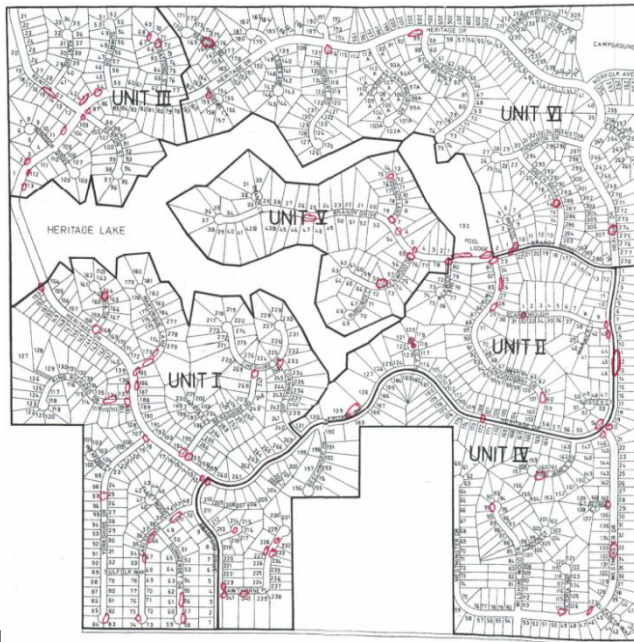
Garage Sale is set for April 30 and May 1. Thanks to Jeanette Burash for volunteering and doing a great job of setting of the garage sales. Currently, there are 20 garage sales. There will be maps placed at the First Security Bank, Heritage Lake location and the IGA. Maps and descriptions will also be posted online.

300 Disc Chucker's' Group from East Peoria have expressed an interest in providing a Disc Golf Clinic for members. They will be providing a plan for their clinic that I hope to present at the next meeting. We will be asking for volunteers to assist with cleaning up the course prior to the clinic.

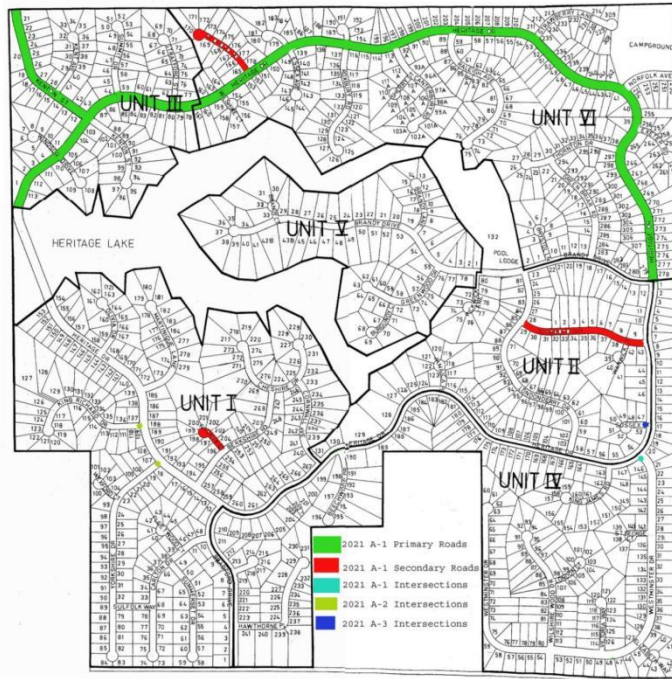
- **Road Committee/SSA**

Reported by President Reed

- The road committee met several times over the past 2 months reviewing roads throughout the subdivision.
- Some locations have been marked for spray patching, see the map below.



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- Some streets were identified for a maintenance seal coat.
 - Most of the seal coat locations were on the maintenance schedule, with the exception of Redford Rd, Fairfax Ct, and a few intersections. All seal coat locations (except for Redford Rd, see below) will use a CRSP oil that does not bleed.
 - Redford and Fairfax
 - Fairfax was last resurfaced in 2018. Redford was tilled and received an A-3 in 2018.
 - They will receive an A-1 seal coat in 2021.
 - Fairfax appears to be an application issue (wheat drilling) with the last layer of seal coat.
 - Redford Rd appears to be an application or oil type issue, combined with the shade from the trees on that road that prevents proper curing of the CRSP oil. We plan to use a PG oil on Redford, this is the oil that tends to bleed, but has been recommended by several contractors and engineers as a better alternative specifically for Redford Rd. There are no plans to use the PG oil in any other location.
 - Intersections - a few intersections have failed since the 2018 construction. It was an application issue that caused the failure. We had a few repaired in 2019 as well, free of charge, and they have held up well after the repairs. We plan to repair the intersections identified in the map in a similar manner.



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- Quotes and bids have been submitted. They will be reviewed and potentially approved during the May 17th SSA Commission meeting.
- Basically, everything is expected to fall 10% below budget, so we are in good shape. All the quotes and plans are sent out to bid, we plan to review those responses to those quotes and bids at the May 17th SSA Commission Meeting. Our intent is to get it done as soon as possible. Sealcoat season starts around July 1st.
- Overall conditions of the roads, so far, they are all holding up well. Weak spots have generally been edges and intersections. Some of that is nature of the beast and others are application issues that occurred in 2018. This time around, the County will be doing the inspection. We should be able to catch some of the issues ahead of time instead of after.
- Member question: Why wasn't asphalt used on primary roads? Asphalt was not in the final plans; this was discussed when the SSA project was first brought up. Essentially asphalt was eliminated due to costs, more base work and ditch work was required.
- Member question: Removal of debris in the ditches from ice storm. It is the homeowner's responsibility to clean up their ditch(es). The ditches should be cleaned up as soon as possible to keep culverts from getting clogged.

Unfinished Business

306 Brandy Drive was determined to be a Recreational Amenity, since it is not on the original or current plat of Heritage Lake. Disposition of Recreational Amenities must be handled via the Bylaws, Article 4, Section 8e.

There was discussion to create a committee with a good member representation of multiple age ranges to review all HLA owned properties to determine which lots are amenities, and a cost assessment of those properties. The committee will make a recommendation to the Board on which properties can be sold by the board, which need membership approval - using guidance from the HLA attorney, and if any should be added to the Plat map of HLA or the CCE&Rs. They will also look at the possibility of re-purposing amenity lots for another use. A mission statement will need to be created. Vice President Cam Stalzer agreed to Chair the Committee and have the Committee assembled by next meeting. Treasurer Waldorf will also serve on the Committee. Members can contact the office if interested in joining the Committee.

Freeze on selling any HLA lots until this Committee this is complete. Currently, 3 lots with intents to purchase, none are amenities. There was no resolution or vote on this.

- Member question: Is 306 Brandy Dr is defined as an amenity? 306 Brandy Dr is an amenity and would need member approval to sell it in either an annual meeting or a membership meeting.
- Member question: Are members allowed to access the lake from the 306 Brandy Dr. property? Members can use the property as long as they stay on HLA property.
- Member suggestion: Small clearing in the area by the boat ramp parking that picnic tables and fire ring could be added for members.
That area is difficult to make handicap accessible with the lake rising and lowering. The area is too steep, and would be significant financial investment, for railing. The dock would need to hold the weight and be able to secure a wheelchair.
- Member suggestion: Cleanup day on 306 Brandy Dr., no trees will be removed.
The Committee will include cleanup by volunteers and will reach out to any volunteers.

Update of sale of HLA lots: 21 Yorkshire was approved by the Board in March, the notices of first right of refusals have been sent. Neither adjacent member was interested in purchasing the lot. Ameren easements

President Reed reviewed the Ameren agreements and sent to the attorney for advisement. Attorney Mooty made some suggested changes. These will be passed along to Ameren for review.

Unfinished Business

New Sale of HLA owned lots: Received 2 separate Intents to Purchase that are related. The first intent to purchase is 3 Cornwall (13-13-16-201-010) and 958 Heritage Dr. (intersection of Heritage Dr and Cornwall) (13-13-16-201-012). The second intent to purchase is at 7 Redford. President Reed recommended not to sell 3 Cornwall and 958 Heritage Dr at this time, they are part of an Ameren easement issue settlement that should be resolved before these lots are sold. Recommendation to hold up on any sales of HLA easement lots at this time. Since the purchase of 7 Redford is dependant upon the approval of the sales of 3 Cornwall and 958 Heritage Dr., it was decided to table 7 Redford until the other two lots can be sold.

Board Chaired

- **Maintenance**

Reported by Director Cassatt

Transitioning from snowplowing to grass mowing. We are looking at upgrading snow removal equipment, possibly with new salt spreader. President Reed and Director Stickrod proposed to use funds from the Ameren easement towards snow removal equipment. Director Cassatt will request quotes for the new equipment.

Member question: Has HLA requested JULIE to mark properties in Heritage Lake for upcoming work? HLA does not have any upcoming work that requires JULIE.

- **Office Organization/Website**

Reported by Secretary Parmele:

173 decals have been issued. Decal forms are available in the office, on the HLA Facebook Group and on the HLA website. Decals can be picked up in the office during office hours.

12 Real Estate completed transfers

5 Pending Real Estate transfers

60 Collection Letters mailed

20 Payment plans created

3 New employee records processed.

Leasing/Renting Registration: if you are renting your property, please stop in the office and complete the Lease/Renting Registration form. Renters cannot use the amenities or be issued vehicle stickers without a completed Leasing/Renting form filed in the office.

Board members making purchases can either request a check prior to purchase or purchase and submit a reimbursement request.

- **Pool & Lodge**

Reported by Director Stickrod

Reviewed the Koch Construction proposal for the exterior of the lodge and request a check for \$500, no other payment will be needed until completion.

Lodge Rental in August allowing a tent to be set up on South end of pool. Lodge rental agreement will be revised to include restrictions for tent setup, outdoor music, and current COVID-19 mandate. Ameren was brought out to upgrade electrical to disconnect. Ameren could not reconnect as we are not at code. Minimum distance above sidewalk is 11', we are currently 8'6" for power line and is connected to roof. Proposal from ANJ \$2,790 to upgrade the service. We need to get approval from Finance committee to add that to the project. Treasurer Waldorf will submit to the Finance Committee. Request to bring panel to the street up to code.

Member question: Is there an HLA policy for posting bids to HLA community? Bid posting policy will be added to agenda at next month's board meeting.

Pool fees will be the same as our original fee schedule in 2019. Concessions will not be sold at the pool again this year, other than water.

- **Building/Zoning/Security**

No Report

- **Outdoor Amenities**

Reported by Vice President Stalzer.

First Security donated the shed at the baseball field to HLA. This topic will be added to the Property committee for review.

Boat docks at the beach there are 2 platform docks that we are renovating in hopes that they will not be able to be flipped over. Some of the floats were bad and have been replaced.

Bathrooms at the beach house were recently vandalized. Last year the window was shot out with bb gun. Recently, the beach house door lock was broken and made inoperable into the women's restroom and 2 people proceeded to use the restroom which I cleaned up. Members are asked to keep an eye on those restrooms and report any misconduct. Beach bathrooms will be open on April 27th. Campground will be open on the April 28th.

We will be putting new lines, buoys and signs for the lines and buoys to meet state regulations We also will be putting a new sign in place for location of the emergency phone, once those are done the beach can then be opened. Beach is open from Memorial Day thru Labor Day.

Security cameras are here, we just need to get them installed in the Beach House and the Lodge. Director Cassatt and Director Stickrod will work to schedule maintenance crew to run the wiring to complete the setup.

- **Admin/HR**

No Report

Membership Questions

Member question: Why he received fine of \$500 for overweight tree service equipment during weight limit restrictions and others did not. Board discussed the vehicle exceptions to the road weight limit. Tree service equipment is not an approved exception without a specific request to the office, and further review of the circumstances.

Member question: Regarding placement of snow in front of where her trailer is parked in the winter. Prior owner asked that we place the snow in that area. There is a lot of open area there and we can make that change.

Member question: Last year there was a Tuesday Jr High volleyball league and use the old nets that the volleyball league donated to HLA. They are asking to do that again this year. The volleyball league has someone who monitors and signs all the liability forms. Jenny Smith's daughter, Taylor is taking over the HLA leagues and they will need to talk to Taylor. Parents will need to sign the liability forms.

Complaints about the list of complaints on unsightly properties. Will get a list of legitimate complaints of unsightly properties and letters will be sent out.

Executive Session: (8:22 PM)

Motion to By: Director Stickrod	Seconded By: Patty Parmele	Vote tally: 5-0
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Executive Session Adjournment: (8:34 PM)

Motion to By: Director Stickrod	Seconded By: Vice President Stalzer	Vote tally: 5-0
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Meeting Adjournment: (8:34 PM)

Motion to Adjourn By: Director Stickrod	Seconded By: Director Cassatt	Vote tally: 5-0
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