

Call to Order: 6:00pm

Roll Call

Present			Absent
President Reed Treasurer Waldorf Vice President Stalzer (departed at 7:50 pm)	Director Cagle Secretary Parmele Director Stickrod		None

Approval of July Minutes

Motion By: Director Stickrod

Seconded By: Vice President Stalzer

Vote tally: 5-0

Approval of Expenditures

Motion By: Treasurer Waldorf

Seconded By: Secretary Parmele

Vote tally: 5-0

Treasurer's Report

All data presented is as of July 31, 2021.

The Total Cash Balance is \$1,167,102.11 and is made up of the following fund balances:

Emergency Fund ..\$154,373.93

General Funds ...\$1,124,581.70

Lake Funds\$262,631.15

Road Funds\$129,515.33

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$119,241.88, a decrease of \$7,845.35. For additional breakdown, please refer to the June 30, 2021, Balance Sheet.

The Year-to-Date Net Income is \$138,359.09 with Revenues of \$296,652.38 and Expenses of \$158,293.29. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of June the cash deposits were \$15,719.14 and the cash expenditures were \$58,053.32. \$13,407 was transferred to the Emergency Fund on June 1. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in July.

The Finance Committee met on July 12. The HLA credit card use, and limits were reviewed and will be adjusted to assure that it meets the needs of the association and provides appropriate oversight. The committee agreed on 4 cards, same as what we've had in the past, with the following credit limits: one

for maintenance (\$1000), the office (\$1000), accounting (\$1000), and an officer (\$3000). Use of personal cards for reimbursement should be limited in the future. Preparation for the 2022 budget was also discussed. The goal is to review current budgets, anticipate future costs increases for ongoing programs and maintenance and get input from staff and members for improvements. Looked at current cash balance/requests for projects and outstanding bills. We should be cashing in about \$200 thousand dollars in CDs at the end of the year. Identified \$400 thousand dollars that will be re-bundled renamed Dam Fund. That's still about \$100 thousand dollars less than what we need but gives us some time to organize it further. Discussion between President and Treasurer regarding pipe lining.

Lake Fund invoices were mailed out as of today. Those behind included a note of the repercussions of non-payment. We're potentially losing two more of our collection's accounts.

Everyone should have their budget information by now. These are due back to Treasurer Waldorf by September 10th with capital expenses included.

This concludes the Treasurer's report for August 30, 2021.

President's Report

No Report

Committee Reports - Membership Chaired

Conservation Committee – Kurt Lemke

No Report

Environmental Control Committee – Tim Weir, Chair

- 3 tree permits issued
- 1 dock permit issued
- Chair Weir is working with the office to update permits to reflect the same verbiage as the CCE&R's
- Discussion of report of trees being cut prior to a permit being approved and discussion of an example such as clearing out trees for the health of other trees to thrive. It was decided not to take any action on this report as Chair Weir stated it would have been an approved permit. In addition, the member submitted the paper work afterwards when the error was discovered by the office.

Social Committee – Patty Parmele

- The 2nd Painting at the Lodge event took place on August 19
- A Fall Floral Arrangement Class is being offered at the Lodge on Tuesday, September 14, registration information has been posted on HLA Facebook Group and the HLA website. Registration deadline is September 2nd.
- Online posting for Social Committee members to plan and propose HLA events.
- Discussion regarding request from Laurie Harpenau, from Events by Harp for a vendor fair in the lodge in December. Secretary Parmele will ask Events by Harp for more details of the proposed event.

Road Committee/SSA – President Brad Reed

- Spray patching is complete. Specified areas still need final inspection. Upon initial inspection, the contractor missed a few spots.
- 2021 Maintenance Sealcoat. The sealcoat on all the roads was applied in August. The contractor needs to remove the extra trap rock. Estimated completion date is within the next two weeks. Final inspection of the completed surface will occur once the additional trap rock has been removed.
- The additional trap rock is available to all HLA members and is piled up at Sandy Beach. A notice to members will be placed on the website and on Facebook.
- Received the pay request for the sealcoat work, it came in below budget. Spray patch was last week and will be reviewed.
- Early August there was an SSA Commission meeting for budgeting. The County budget starts December 1. The tax levy was approved for 2022, total and was kept the same (\$425,000). Spray patching is the only thing budgeted for roads for next year. Next stage of road work will be 2023.
- Tim Weir discussed water issue near his home since the roads were redone. A raised portion of the road where the contractor layered over a previous seal coat layer directs water into his yard and basement even during a small amount of rain. He requested a berm be built alongside his property to get the water past his driveway.
- President Reed stated they were going to try and take the shoulder down, redirect the angle of the water flow. HLA will rent the equipment and Joe Woodrum will perform the work. Tim was ok with trying this first.
- HLA member has been requested to post signs about an autistic child/adult near Exeter – would need 2 signs, one in each direction. Brad will look for possible signs and verbiage.
- The road committee and the lodge committee still need to meet and discuss the lodge parking lot. We are aiming for a late spring/summer 2022 construction date.
- A reminder to all members that trailers should not be parked on the streets or in the cul-de-sac unless it is temporary (24 hrs. or less). Members who are in violation will receive a letter and will be subject to further action.

Unfinished Business

Committee on CCR & Bylaws, Rules and Regs

No Update.

Ameren Easements

- HLA Attorney suggested verbiage was not accepted by Ameren. Documents will be finalized and signed this week.

Heritage Lake Sign

- Crime Stopper report was filed, and \$500 reward is being offered. Treasurer Waldorf will inquire how we can share and post the Crime Stopper information.

New Business

Resignation of board member

- We received a resignation after the July Board meeting from James Henry, Director of Security and Enforcement. The board doesn't have anyone to appoint at this time. Topic will be tabled for the next board meeting.
- Discussion on adding a potential employee to next year's budget and for security and the enforcement of our By-Laws, CCR's; and would report to the Board member that will replace this last resignation.

HLA Budget

- Director Stickrod asked for the total labor hours for the lifeguards. Treasurer Waldorf will provide them.
- It was noted that the lodge parking lot will need to be a part of the budget. The funds are expected to come out of the road fund.
- 2022 Budget spreadsheet was sent out for Board members to fill in by September 10.

Board Chaired

Maintenance

- Maintenance has continued to mow, clear ditches, and spread rock over problem areas where oil is bleeding onto the roads.
- Maintenance will also repair the fence at the lodge, level the ground over new sewer line at the lodge and move swim dock back into deeper water.
- Director Cagle shared two new tractor estimates for replacing the existing New Holland tractor. Director Cagle will check on possible trade-in of old tractor, extended warranty.
 - Blunier Implement: 50 hp Workmaster, cab-less, w/ new mower - \$38,049.88 before tax, added tire weight not included
 - Country Pet & Livestock Feed in Mackinaw: 50 hp Yanmar, w/cab & new mower - \$46,275 + \$575 for additional tire weight

Motion to approve the purchase of a replacement tractor up to \$55,000. The board will pursue a 3rd quote per the by-laws. Director Cagle will email the Board with the final decision.

Motion By: Treasurer Waldorf

Seconded By: Director Stickrod

Vote tally: 5-0

Office Organization/Website

- Passes and transfers
 - Pool Passes – 0 - 63 YTD
 - Decals – 85: (839 YTD)
 - Tickets – 0
 - Violation Notices - 24
 - Real Estate Transfers since last meeting – 3

- Lake Fee Statements are being sent out to all members. Due date is October 1, 2021.
- Discussion to automate guest pass process through software on website. Process will remain the same for now, process will be reviewed monthly. Secretary Parmele and office admin will continue to monitor/handle upon request.
- Discussion to improve website. Director Stickrod will put together requirements and requests for website and consult with James Henry and provide report to the Board. Secretary Parmele will assist.

Pool & Lodge

Pool:

- Director Stickrod will provide final numbers after final closing on September 1st. It has been a successful this year. No closures due to equipment failure. Will work with Brad and Deano to get it ready for winter. Hoping to get estimate on new surface.

Lodge:

- Painting of the exterior is almost complete.
- Suggestion to move forward on the bathroom remodel. Doing the interior bathrooms first leaving the men's restroom as a unisex bathroom during remodel. Director Stickrod will get the requirements the State needs to do the bathrooms for the pool. Director Stickrod confirmed the current design includes room for HVAC, tables, chairs, and mobile coatrack. Discussion regarding ADA accessibility for the remodel. Recommendation to confirm ADA requirements with Board attorney before proceeding.
- Director Stickrod requested approval of new lighting estimate for \$6,000. To replace all lighting in main room and kitchen. With dimmable LED 2x4 and 2x2 panels. Estimate included installation.
- Discussion on installing the security cameras outside at the same time the lights are installed.
- We would like to propose approval of \$1,000 for acoustic ceiling tiles for the main room to replace bad tiles and help with sound quality. At this time, we would pull wire for camera install.

Motion to move forward with the lights, new panels, and wiring/security cameras for \$7,000.

Motion By: Treasurer Waldorf

Seconded By: Director Stickrod

Vote tally: 4-0

- Director Stickrod will get estimate on amount of paint needed for interior walls with volunteers to help with painting.
- Director Stickrod to submit gutter estimates in writing. Discussion moved until next month.

Outdoor Amenities

No report. Vice President Stalzer had to depart at 7:50 pm during the lodge bathroom discussion.

Admin/HR

No report.

Building/Zoning/Security

- Request for volunteer to check vehicle stickers over Labor Day Weekend. Director Cagle will check with the maintenance employees and Dawson for their interest.

Membership Questions

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

Executive Session (8:32 PM motion, 8:45 PM start time)

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

Executive Session Adjournment(9:07 PM)

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

Meeting Adjournment (9:07 PM):

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