

Call to Order: 6:02 pm

**Roll Call**

Present			Absent
President Reed	Vice President Stalzer (6:04 pm)	Director Stickrod	Director Henry
Treasurer Waldorf	Secretary Parmele		Director Cassatt

**Approval of June Minutes**

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

**Approval of Expenditures**

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

**Treasurer's Report**

All data presented is as of June 30, 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 June.

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. 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.

Treasurer Waldorf recommends that we write-off the outstanding receivables of the Tazewell Trustee account that has accumulated. That is the group of people who buy up the tax bills. The total on the books is about \$13,000. I have confirmed with Tazewell County that we will not be able to collect that, we may collect a little bit of it, if someone buys a lot and pays more than what Tazewell as Trustee's think they are owed, we can bring it back on the books if it materializes. Until we can sort out and make recommendations, I would not sell anymore \$100 lots. Currently have 17 lots that have been sold for taxes. We should be very careful about leaving unpaid taxes on the table.

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

### **President's Report**

- No Report

### **Committee Reports**

#### **Membership Chaired**

#### **Conservation Committee – Kurt Lemke**

Dam Update from the Engineer. A 10" valve is preferred by the DNR to an 8" draw down valve. Stop logs need to be selected. 50 pages of information were sent with the central questions of material - wood, aluminum, or composite. An update on the bid for relining the existing drainpipe was provided, it came in at about \$50k. The amount has been unchanged over the last 5 years. The bid does not include State of Illinois Fees, landscaping, or rip rap.

#### **Environmental Control Committee – Tim Weir**

- 2 Tree permits
- 1 Accessory structure permit for a driveway
- 1 Accessory permit for a dock
- 1 Accessory permit for fence but we cannot approve because they do not own the property at this time.

#### **Road Committee/SSA – President Brad Reed**

- 2021 Maintenance Seal Coat
  - This project was supposed to start in July, but due to weather delays with other projects and the lack of available trucks, the contractor was not able to start. They intend to coat

Redford first, which is why signs were posted. Once new dates are available, they will be posted on the HLA website. Signs will also be posted on the side of the road.

- The road committee met several times over the past few months to discuss and create plans for the Lodge parking lot. These plans include an initial assessment of the base condition, a surface selection, and the areas to address. Proposals are ready to review with the Lodge Committee. After a review and decisions on parking lot size and setup, the base will be evaluated using a method known as proof rolling - slowing moving a loaded tandem truck over the base and measuring deflection. Final plans will then be created over this fall and winter, with plans to start bidding and construction in 2022.
- A reminder to all members that trailers should not be parked on the streets or in the cul-de-sac unless it's temporary (24 hrs. or less). Members who are doing this will receive a letter and will be subject to further action.

### **Social Committee – Patty Parmele**

- Painting Class at the Lodge set for August 19.
- Disc Golf Clinic is set for August 15. Condition of the Disc Golf course will be reviewed before the clinic.

### **Board Chaired Maintenance**

- The maintenance staff has been mowing as usual this summer. They recently caught up mowing and weeding the baseball diamond, fixed one of the salt spreaders, fixed a pickup truck, and have started clearing brush from some ditches throughout Heritage Lake. They have been looking for overhanging branches in preparation for the school buses. When work is slow, they have been painting the Lodge chairs, but mowing and truck repairs have kept them busy.
- Working with Rodney to spray the weeds at the lake shore and remove them.
- Reminder to all members that they are responsible for keeping the ditches clear of trees and debris. We will start charging members that do not maintain this area.
- Maintenance will soon be adding posts with signs next to the Kenton speed bump. We will need to purchase a few signs; it should be less than \$400.
- Upcoming equipment purchases
  - As discussed previously, we need a new tractor. I started establishing requirements with the maintenance staff.
  - We should plan on replacing the 1 ton in 2022 or 2023 at latest.
- The Heritage Lake sign by Wilshire Wood was stolen. It was a unique sign, there has not been any recovery of that sign.

Motion to contact County Sheriff to coordinate and offer a \$500 reward for arrest and conviction of person(s) who stole the Heritage Lake sign from Fast Avenue near Wilshire Wood.

Motion By: Treasurer Waldorf

Seconded By: Director Stickrod

Vote tally: 4-0

### **Office Organization/Website**

- Individual stickers issued– 107  
New Pool passes – 5  
Real Estate Sales In Process – 7
- Secretary Parmele reported that a backup assistant is being hired for the office for up to 5 hours per week.
- The new member information packet is being finalized and should start to be emailed within the next month.

### **Pool & Lodge**

#### **Pool:**

- Ben has the final schedule together for the month of August. I will make copies so everyone can have it. We are working on what day we will be closing. So far it looks like the pool will close on the 16th. Ben has to leave on the 9th so the rest of the available lifeguards will be opening the pool.

#### **Lodge**

- The lodge is moving forward with the outside repairs. I talked with Paul at Koch, they are going to be finishing up on Monday or Tuesday and then get started on prepping for paint. I reminded him that we have a big rental on the 7th and all their equipment will be moved to the end of the parking lot and it will be as clean as possible. Paul said he would try to get it done before the wedding but of course depends on weather. Also, Dawson is going to clean the lodge well next week.
- The Lodge renovations committee met last Thursday to see the lodge progress and to discuss the next step. Blaine is still working on getting state permission for the bathroom changes. We are going to start on the new ceiling tiles, and it was decided to go ahead with lighting at the same time. Tiffany and Tracy are going to research lights and costs, I will research tiles.
- Tennis court cracks will be sealed this week. It is basically at the point that we need to resurface. It would cost approximately \$15K. Secretary Parmele noted that tennis lessons will be starting on August 14, and we may need to work around the crack repair.

### **Building/Zoning/Security**

- Is there anyone on the board that would organize security? This has been a gap all summer.
- We should have a similar security effort around Labor Day like we had for the 4<sup>th</sup> of July.
- Treasurer Waldorf suggested creating a security lead to schedule coverage and hours to better manage security efforts.
- Some discussion was moved to Executive Session.

### **Outdoor Amenities**

- Beach dock was moved out for July 4th weekend, (needs to be in 9.5' of water).

- New sign was installed at the boat ramp to remind people that HLA is a private lake.
- Could use a cleanup day to get some of the leaves and moss out of the water.
- The first meeting on the HLA Outdoor Amenities committee was held on 7/20, more to come from that group soon.
- President Reed discussed Security cameras at the beach and lodge with Rich Sharp.

### **Admin/HR**

No Report

### **Unfinished Business**

- Trash Collection – Reported by: Jocelyn Standley
  - Republic Services: No Response
  - Goodfield Disposal: Not capable of providing services
  - X Waste Disposal: No Response
  - Area/PDC: contact Eric Shangraw
    - There was very little interest in taking on the lake as customers as we are currently considered an "open market". An open market is an economic system with little to no barriers to free-market activity. An open market is characterized by the absence of tariffs, taxes, licensing requirements, subsidies, unionization, and any other regulations or practices that interfere with free-market activity. I was in contact with Eric Shangraw from PDC/Area who is the Municipal Marketing and Communications Manager. From our lengthy conversation he advised that in order to have the ability to enter into a contract and give HLA members the ability to bargain and negotiate prices and services we would have to adjust the bylaws/rules and regulations/ CCE&Rs (he was not sure which document needed to reflect) to allow the board to govern the garbage services and turn us into a closed market. This is what the Village of Mackinaw did and how they ended up having a say in their garbage services. Eric was very informative with how the Village was able to accomplish what they did and would be happy to help HLA achieve the same powers if we so choose to go down that road. He recommended discussing with our attorney and getting his opinion of what the next step should be if any. I did ask him about receiving totes for our garbage and he explained that anyone can request a tote, but it would be an additional monthly charge to rent them. Eric has made himself available to us, and if there is an interest in setting up an informative meeting with him he would be happy to answer and address all questions and concerns.
- President Reed: In order for them to provide a bid for the entire subdivision, they would require 100% participation from every house in the subdivision. We would likely have to take on billing, and, in addition, we would have to change the CCE&R's. They will not provide us a quote until we had that power of billing members for trash services. For example: if 95% want trash services and if 5% do not, the 95% would be paying for the 5% trash services even though it is not getting picked up. If there is support of the membership, membership would need to put together a petition to essentially take away members rights to contract trash services. At this

point, we do not know what the financial benefit would be. We would not necessarily get the same rate as Mackinaw; billing would add to the cost of the trash service.

### **New Business**

Resignation of a Board Member, Shawn Cassatt. President Reed thanked Shawn for his service.

President Reed has discussed with Matt Cagle to fill that spot until the next annual meeting. Further discussion will be held in Executive Session.

### **Membership Questions**

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

Member Cagle asked if there is going to be any enforcement on security and would like to see watercraft with stickers. Are there any current rules on guest boats at the lake?

President Reed response: The boat stickers are on my list of rules and regulations to potentially add. We will need to evaluate the allowance of guest boats, and if stickers and boat registration should be required and Vice President Stalzer will follow up with James Henry regarding security.

Discussion regarding the misuse of guest passes and plans for new process to obtain guest passes. Guest passes have been removed from website. Office will create new guest passes that will be issued by request from member and post instructions online. The office will issue guest passes by email upon request.

Member West asked for follow-up regarding his complaint of cars driving fast and in some cases crashing in his yard near Martinique and Heritage Dr.

President Reed response: I thought through some of the options to help with this issue.

- Change speed limit - I don't think this will accomplish much, the current speed limit is not followed when these situations occur.
- Add a speed bump - might increase the danger in the area, especially since some may not notice the speed bump.
- Add a stop sign - likely little benefit, some might just ignore it, and might cause problems in the wintertime.
- Guard rail - this would help with the danger of people's vehicles entering your property, but I think this would look unsightly in your well-maintained yard.
- Large boulders - this would help with the danger of people's vehicles entering your property, and will look more natural and fit into the surroundings better than a guard rail

Member West agreed with the idea of boulders. President Reed said the road committee will work on a plan. There was discussion that increased security enforcement in this area would be helpful.

### **Executive Session - 7:35 PM**

Motion By: Director Stickrod

Seconded By: Vice President Stalzer

Vote tally: 4-0

**Executive Session Adjournment - 8:01 PM**

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

**Post Executive Session Discussion and Votes**

Motion to appoint Matt Cagle to the Heritage Lake Board to fill the vacancy left by former Director Cassatt.

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

**Meeting Adjournment:** 8:02 pm

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