

HLA November Board Meeting Minutes
November 22, 2021

Call to Order: 6:00pm

Roll Call

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

October Minutes

President Reed will review the October Minutes to be approved at November Board Meeting

Approval of Expenditures

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

Treasurer's Report

All data presented is as of October 31, 2021.

The Total Cash Balance is \$1,572,870.83 and is made up of the following fund balances:

Emergency Fund	\$154,389.37
General Funds	\$625,129.09
Infrastructure Reserve Fund ...	\$390,797.71
Lake Funds	\$273,314.65
Road Funds	\$129,240.01

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$93,887.21, a decrease of \$10,685.41. For additional breakdown, please refer to the October 31, 2021, Balance Sheet.

The Year-to-Date Net Income is \$103,311.30 with Revenues of \$370,106.00 and Expenses of \$266,794.70. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of October the cash deposits were \$129,917.55 and the cash expenditures were \$111,083.32. Additional report details are posted on the Heritage Lake website.

Exterior Lodge renovation expenses of \$33,405 were paid in October. Payment for the skid-steer, \$51,871 and plow, \$8,169, were also made in October. There were no unusual expenses.

Late fees for Lake fund payments were added to 85 accounts on November 1.

The Finance Committee did not meet in November.

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

President's Report

No Report.

COMMITTEE REPORTS - MEMBERSHIP CHAIRED

Conservation Committee – Chair Kurt Lemke/President Reed

- Fish Stocking Complete.
- Working on correspondence with Illinois State Legislator, Keith Sommer, regarding alternate funding for the secondary spillway.,
- Valve has been open for some time, may close in the next week. Water is down 28 inches from normal pool. The boat ramp is still usable. Our goal was 2' for potential of lining the pipe.
- Sea wall discussion regarding setting a standard for any future installations. Board previously agreed to stand behind their previous decision in 2020 not to pursue adding further seawall restrictions to the CCE&Rs.

Environmental Control Committee – Chair Tim Weir

- 1 accessory structure permit
- 1 tree permit
- 1 easement change
- Discussed with other committee members to review Rules & Regulations for more clarity.

Social Committee – Chair Secretary Parmele

- Halloween Wiener Roast was a success. Over 100 hot dogs were served, Hot Chocolate, Candy, and S'mores.
- Thanks to those who generously donated additional candy and money for this event.
- Cost of the event was \$183.34.
- Thanks to Tawnya Mountjoy for planning and organizing this event.
- Tawnya has been busy planning and organizing the 2021 Light Up the Holiday Outdoor Contest. Details were posted on the HLA Facebook Group and the HLA Website.
- Will post online request for school age children to be the judges.

Road Committee/SSA – Chair President Reed

- The road patch on King James was completed on November 16th. The road patch will be inspected, and the area will be monitored for any further water flow problems. President Reed stated that the invoice for this work should be paid from the Road Fund.
- 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 doing this will receive a letter and will be subject to further action.
- The road weight limits start on January 1, 2022. The weight limit is six tons or 12,000 lbs. and is interpreted as the gross combined weight of the vehicle, trailer, and any cargo. President Reed requested this to be re-posted online.

Unfinished Business

- Heritage Lake Sign: Treasurer Waldorf reported no further information was received.
- 2022 Draft HLA Budget was sent out to members in early November. The 2022 budget will be voted on by the Board of Directors at the December 20, 2021 meeting.
- Open board member position: President Reed will continue reaching out to potential candidates to fill the Director of Security/Technology/Zoning.

New Business

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- HLA lot sales: Board agreed to start selling HLA owned, non-amenity lots. But a price was not agreed upon. The suggestion was to point perspective members to the auction process ran by the Tazewell County Trustee.
- A lengthy discussion followed:
 - Treasurer Waldorf to provide listing of lots owned by the County
 - Need to establish a sale price per lot
 - Potential for HLA to offer a lease option where HLA owns the lot and leases it off to a member each year. Renewal would be annual, with all fees and taxes due at that time. This would require changes to the Bylaws and CCE&Rs, as well as attorney review.
 - Non-residential members: did they all pay their assessments, road funds?
 - Document of expectations for member when purchasing HLA owned lot(s)
 - Members who want to sell their lot should contact the office rather than stopping tax payment and letting the lot go to the Tazewell County Trustee.
 - HLA lot owners must maintain their lots
 - Vacant lot committee: Treasurer Waldorf will meet with Tim Wier to recruit people for a vacant lot committee
 - Look into recently purchased lots to understand whether any may go back to County when taxes/assessments come due.
- HLA owned lot next to lodge:
 - This parcel (lot) was purchased at no cost to the association from a non-residential member that no longer wanted it. During a recent review, it was noticed that property taxes were applied to the parcel. All other Heritage Lake owned parcels have \$0 property taxes.
 - While pursuing reducing the property taxes of the parcel, a question came up on whether the parcel in question should be combined with the existing lodge parcel.
 - The objection to combining parcels came from the fact that the lodge parcel is an amenity, and combining this parcel with an existing amenity likely makes the parcel an amenity, thus requiring membership approval to sell.
 - Some Board Members mentioned the parcel in question may be a good location for a home and that Heritage Lake should sell PIN 13-13-09-401-020 rather than keep it.
 - Some Board Members mentioned that they think PIN 13-13-09-401-020 would be a nice addition to the Lodge parcel, and potential for future expansion and/or buffer.

Treasurer Waldorf made a motion to append PIN 13-13-09-401-020 to Lodge Parcel (13-13-09-401-021).

Motion By: Treasurer Waldorf

Seconded By: Director Parmele

Vote tally: 2 Yea - 3 Nay

- Action Item: taxes off #2-04 Brandy, next step contact Tazewell Co.
- All Board members agreed to move December meeting to the 20th.
- 2022-member annual meeting date was discussed, determined March 19, 2022, as the date.
- Review 2022 SSA: Treasurer Waldorf created member list for SSA
 - President Reed will review, then it will go to Board to vote on at December Board Meeting.

BOARD CHAIRED

Maintenance

- Maintenance has worked at the shop repairing some of the shop equipment. The Meyer spreader was repaired and listed for sale online along with the plow, plow bracket and wiring harness. Sale is pending.

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- Maintenance has made some modifications to the drainage by the volleyball court at the beach.
- There was an ad posted for a position to clean the lodge. There has quite a bit of interest in that position, and we are working to get it filled.

Pool & Lodge - Skipped

- Pool: has been winterized.
- Lodge: working on ordering lights. Coordinate the install of lights and ceiling tiles. Have not heard from state engineer on our project.
 - Director Stickrod has been in contact with Keith Engineering Design, who is a state approved engineer for design. They have stated we are required to meet all state code requirements including ADA standard even though we are private.
 - Gutters were installed on the lodge.

Outdoor Amenities

Vice President Stalzer has two bids to fix the erosion issue at the beach by the current walking path: from Mudman, and Kinsel Excavation out of Canton. Still waiting on one quote from LT excavation in Morton. Meeting with Miller and Son for additional quote. No other concrete quotes requested have been submitted by Lonewolf and a few others. This work will be done after April 15, 2022.

The Amenity Committee is recommending not selling or enhancing the HLA Amenity on Brandy. Discussed dock line being unattached, and dock can stay where it is. Plan to add/restore an access path to the Lake shore from Brandy Dr.

Office Organization/Website

- Total decals YTD- 886
- Total tickets issued since last meeting - 3
- Total real estate transfers since last meeting - 3

A question came up on how many owners are allowed per lot. Recommendation was to review the CCE&R's and previous board meeting minutes. The warranty deed for the lot must show no more than the maximum allowed number of members.

Budget Report was mailed out on November 12

Updating Access Database in preparation for submission to Tazewell County for the SSA accounting.

Admin/HR

No Report

Building/Zoning/Security

Vice President Stalzer issued 1 sticker violation.

Membership Questions

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

Executive Session (7:50 PM motion, 8:05 PM start time)

Motion By: Vice President Stalzer Seconded By: Director Cagle Vote tally: 5-0

Executive Session Adjournment (8:10 PM)

Motion by: Treasurer Waldorf Seconded By: Vice President Stalzer Vote tally: 5-0

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Meeting Adjournment (8:15 PM):

Motion to Adjourn By: Treasurer Waldorf

Seconded By: Director Cagle

Vote tally: 5-0