

HLA October Board Meeting Minutes
October 25, 2021

Call to Order: 6:00pm

Roll Call

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

Approval of October Minutes

Motion By: Treasurer Waldorf

Seconded By: Secretary Parmele

Vote tally: 6-0

Approval of Expenditures

Motion By: Treasurer Waldorf

Seconded By: Director Stalzer

Vote tally: 6-0

Treasurer's Report

All data presented is as of September 30, 2021.

The Total Cash Balance is \$1,655,377.15 and is made up of the following fund balances:

Emergency Fund	\$154,381.64
General Funds	\$711,058.80
Infrastructure Reserve Fund.....	\$390,733.20
Lake Funds	\$269,999.06
Road Funds	\$129,204.45

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$104,572.62, an increase of \$9,407.37. The increase is primarily unpaid Lake Funds which were due October 1. For additional breakdown, please refer to the September 30, 2021, Balance Sheet.

The Year-to-Date Net Income is \$105,987.43 with Revenues of \$347,981.47 and Expenses of \$241,994.04. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of September the cash deposits were \$31,863.95 and the cash expenditures were \$16,819.94. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in September. One-time expenses for the exterior work on the Lodge and the new skid steer were received at the end of September and paid in October. These will show up in the cash details for October, which will be presented at the November board meeting.

The Finance Committee met October 20 to finalize the 2022 proposed budget.

This concludes the treasurer's report for October 25, 2021.

President's Report

No Report.

COMMITTEE REPORTS - MEMBERSHIP CHAIRED

Conservation Committee – Chair Kurt Lemke/President Reed

- Thanks to the board for reviewing the plans. Comments/questions/changes were submitted to the engineering firm last week.
- President Reed requested a review from another member with contract experience to help strengthen the review process. Input will be sent to the engineering firm this week. Chair Lemke will contact Lake Camelot regarding their rip-rap lining program.
- Requesting help looking into grants (federal or state) to assist with funding the project? Chair Lemke will follow-up with Keith Sommer.
- Yearly lowering of the lake will start within the next week.

Environmental Control Committee – Chair Tim Weir

- 2 tree permits

Social Committee – Chair Secretary Parmele

- Update on Halloween Trick or Treat/Trunk or Treat
- Update on paint night
- Thanks to all Tawnya for organizing the Halloween Party

Road Committee/SSA – Chair President Reed

- Joe Woodrum and President Reed volunteered their time with the HLA 1 ton truck, and the new HLA skid steer to clean some of the shoulders/ditches on King James. HLA maintenance staff will be seeding the areas that were excavated. This hasn't resolved the issue but will definitely help.
- The signed quote for the bump in the road was returned to McLean County Asphalt in early October 2021. A construction date has not been established yet.
- The road committee and the lodge committee met last week to discuss plans for the lodge parking lot. There was general agreement on the plan, but a few requested changes, i.e., keep portion of the grass area. The road committee will meet and discuss those changes. Next steps are a final draft of the plans, and a walk through with painted lines. A final plan will be presented to the HLA board for approval. We are aiming for a late spring/summer 2022 construction date. Once approved, we can get contractor bids.
- 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.

Unfinished Business

- Heritage Lake Sign: Treasurer Waldorf reported no further information on CrimeStopper report. Vice President Stalzer will look into having a new sign made.
- HLA Budget
 - The final proposed 2022 HLA Budget will be sent to members within the next week.
 - \$1000 was transferred from Lodge Maintenance to the Lifeguard pay category.
 - Members can bring and questions or concerns to the November board meeting for discussion.
 - The board will vote on the budget at the Dec 20, 2021 board meeting.
- Discussion on lifeguard salaries for 2022. Member volunteered to check with other local pools' lifeguard salaries and report back to the board.
- Vice President Stalzer requested clarification on dog park maintenance. Discussion about reviving the dog park committee and/or ask for additional volunteers. President Reed will provide contact for mulch from Ameren / Corn Belt for the dog park.
- Open board member position – President Reed will be reaching out to potential candidates to fill the Security/Technology/Zoning. Treasurer Waldorf stated the Board needs to start recruiting new board members for Annual Meeting.

New Business

HLA October Board Meeting Minutes
October 25, 2021

- Member asked for clarity on denial of fence application by ECC and the recommendation by ECC to have the lot(s) surveyed before approval of the fence permit application as submitted. Member proceeded installing the fence without ECC approved fence application. President Reed reviewed the CCE&Rs regarding fencing.
 - ECC agreed to allow the fence to proceed if it was a measurable distance away from the estimated location of the property line. Member stated the fence was constructed 26" from the estimated location of the property line. ECC agreed this was sufficient, but required the member submit a new drawing with the correct position. Member agreed to re-submit updated fence permit application with updated fence plan.
 - The board agreed to withhold a fine for building the fence without a permit assuming the above conditions are met.
- CCE&R Rules & Regulations Enforcement: ECC requested clarification in verbiage on HLA forms, committee will work on this and potentially CCE&Rs.
- Driveway in right-of-way without permit: Driveway pavement was installed at 9 Bradford Dr. without the proper HLA easement request form. President Reed reviewed the applicable rules. Member was in attendance and agreed to complete the required form previously provided by the ECC.
- Lack of yard maintenance: Discussed properties that have not been maintained by members. President Reed will work with Secretary Parmele on the letter to send to members who are not maintaining their properties.
- Discussion of action to be taken for trailers parked on roads and cul-de-sacs.

BOARD CHAIRED

Maintenance

- Maintenance is doing limited mowing and weed eating. Maintenance has cleaned up some downed tree limbs and have checked culverts.
- The old plow and wiring harness have been removed. The F250 has been prepped for the new plow. The new plow was installed last week.
- Board action requested: Requesting approval to sell the old Meyer plow and salt spreader

Motion By: Director Cagle

Seconded By: Director Stickrod

Vote tally: 6-0

Pool & Lodge

- Pool:
 - The pool has been closed. Winterizing the plumbing will be in November. Remaining concession inventory was turned over to the Social Committee for the Halloween party.
 - 1,238 total for pool use for 2021.
- Lodge
 - Lodge committee met with the road committee to discuss the Lodge parking lot.
 - Working on setting a date to change lighting. Tiffany Masters has volunteered to place the order. Director Stickrod will be asking for volunteers to help with lighting installation.
 - Director Stickrod provided pricing for infrared cameras which was around \$700. He also brought up installing a motion detector inside at the same time. He would like to move forward with purchasing.

Motion to purchase Honeywell infrared cameras and motion detector up to \$700.

Motion By: President Reed

Seconded By: Vice President Stalzer

Vote tally: 6-0

- 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 standards even though we are private.

- Gutters were installed on the lodge.

Outdoor Amenities

- Committee on HLA Amenities: Vice President Stalzer stated the committee has made progress and once their recommendation is complete; he will bring it to the board for input/approval. He gave an example of a Volunteer Day to clean up the amenity lot on Brandy, once a year or maybe every two years.

Office Organization/Website

- Total decals YTD - 885
- Total tickets issued since last meeting - 4
- Total violations issued since last meeting - 3
- Total real estate transfers since last meeting - 2
- Total guest passes since last month - 1
- Total event passes since last month - 1 event/20 copies
- Budgets will be sent to members in early November
- New HLA Mailbox – Secretary Parmele provided sample of mailbox option; suggested to put by HLA shed on Hawthorne vs Bradford. Secretary Parmele will work with the post office on setting up new mailbox.

President Reed and Treasurer Waldorf are working on increasing the credit limit to \$5000 on the HLA credit card to help reduce reimbursements to board members and volunteers. This involves pursuing a new credit card.

Motion for President Reed to sign and/or approve a replacement credit card with Morton Community Bank.

Motion By: Treasurer Waldorf Seconded By: Vice President Stalzer Vote tally: 6-0

Admin/HR

No Report.

Building/Zoning/Security

No Report.

Membership Questions

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

- Member asked about location to launch kayaks. Vice President Stalzer and President Reed both gave examples of where it is best to launch kayaks.

Executive Session (8:33 PM start time)

Motion By: Rodney Stickrod Seconded By: Secretary Parmele Vote tally: 6-0

Executive Session Adjournment (9:06 PM)

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

Continuation of Open Monthly Board Meeting

Motion to change the Attorney representing Heritage Lake Association to Michael R. Seghetti of Elias, Meginnes & Seghetti, P.C.; and end Heritage Lake Association's existing representation with Brian Mooty of Kavanagh, Scully, Sudow, White and Frederick P.C.

Motion By: Vice President Stalzer Seconded By: Secretary Parmele Vote tally: 6-0

HLA October Board Meeting Minutes
October 25, 2021

Meeting Adjournment (9:07 PM):

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