

Call to Order: 6:00pm

Roll Call

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

Approval of August Minutes

Motion By: Treasurer Waldorf

Seconded By: Secretary Parmele

Vote tally: 4-0

Approval of Expenditures

Motion By: Treasurer Waldorf

Seconded By: Director Cagle

Vote tally: 4-0

Treasurer's Report

All data presented is as of August 21, 2021.

The Total Cash Balance is \$1,639,366.92 and is made up of the following fund balances:

Emergency Fund ..\$154,381.64

General Funds ...\$1,091,729.79

Lake Funds\$263,294.76

Road Funds\$129,960.73

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$95,165.25, a decrease of \$1,603.78. For additional breakdown, please refer to the August 31, 2021, Balance Sheet.

The Year-to-Date Net Income is \$103,651.86 with Revenues of \$305,458.93 and Expenses of \$201,807.07. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of August the cash deposits were \$3,985.72 and the cash expenditures were \$21,297.19. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in August.

2021 Lake Fund invoices, \$67.94, are due October 1. Statements were included with past due accounts. As of September 24, there were 313 unpaid Lake Fund invoices.

The Finance Committee met September 25 to review the 2022 budget submissions.

This concludes the treasurer's report for September 27, 2021.

President's Report

No Report.

COMMITTEE REPORTS - MEMBERSHIP CHAIRED

Conservation Committee - Kurt Lemke/Brad Reed

President Reed verified with Kurt he was ok with him providing the update below.

- Dam spillway project update
 - The spillway project consists of two sub-projects:
 1. Lining of Primary Spillway Pipe and Modifications to the Primary Spillway Draw Down Structure
 - a) Lining is relatively simple and non-invasive. It requires the lake level to be lowered about 2 ft from normal pool. About the same amount that is done each fall.
 - b) Modifications to the spillway draw down structure are a little more involved and require either the lake to be lowered about 8 feet or the use of a coffer dam. The engineer has recommended a coffer dam in the plans. The coffer dam will block the boat ramp and the work is expected to take 2 months.
 2. New Secondary Spillway and Wave Protection - to be completed within 7 years of the primary spillway lining.
 - a) Details on lowering the lake are not available at this time. The bottom of this spillway will be higher than the bottom of the primary spillway, so the water level should not have to be lowered as much.
 - Brad and Cam met with the engineers last week to review some updated plans, contracts, and specs that had been sent along during the months of August and September. Brad is working on feedback to the engineers.
 - Draft copies of the Emergency Action Plan and the Operating and Maintenance Plan were reviewed and should be finalized soon.
 - The plans and contract language are almost complete. At this point, it's awaiting any feedback from HLA. These documents need to be completed prior to submitting the permit to the IDNR.
 - We might still have time to start work in 2021, depending on feedback from the IDNR/OWR/Core of Engineers.
 - **Input needed from the board.** There are three options, and one recommendation:
 1. Line the pipe first - ideally in 2021. Then complete all other excavation work in Fall 2022. - This is the recommended path by Brad.
 - a) Pros: primary spillway pipe is lined as soon as possible; the membership is given about a year to be informed via update meetings with specifics about the remainder of the project - which will involve lowering the lake a greater amount than most people have experienced out here. It will also result in a boat ramp closure for 2 months. Gives more time to finish the project before winter weight limits. Lining the pipe will not cause any inconvenience

- greater than the normal lowering of the lake. Engineer recommended 1 foot; Brad and Rodney agree it should be 2 feet if not more.
- b) Cons: At this point, there are not many. We will still have the existing valve, which still works acceptably for now. Its possible mobilization costs may go up, but different equipment is required for each portion.
2. Line the pipe and perform the excavation work in 2021
 - a) Pros: Complete all the work at once. Possible cost benefit, but not likely.
 - b) Cons: If project is submitted with one contract, we may need to work with contractor to move dates into 2022. Contractor may ask to pick-up in the springtime when the lake is more active. Might be tight finishing before road weight limits. Members may not be up to date on how far the lake will need to be lowered. Might interfere with boat removals this fall.
 3. Line the pipe and perform the excavation work in 2022
 - a) Pros: the membership is given about a year to be informed via update meetings with specifics about the project - which will involve lowering the lake a greater amount than most people have experienced out here. It will also result in a boat ramp closure for 2 months. Gives more time to finish the project before winter weight limits.
 - b) Cons: the spillway pipe lining would wait another year or so.
- Director Stickrod asked about time of the year this work can be done. President Reed stated lining work has to be done at 20 degrees or above. Frozen ground would hamper progress, also road weight limits come in to play of timing for the pipe work. Discussion followed on lowering the water beginning October 4 – and notification to HLA members.
 - The contract is setup to both line the pipe and execute all draw down structure and related excavation work to the primary spillway at once, likely by one contractor. The engineer was asked whether this could be split up, he confirmed it can. Typically, these permits have a 3-year time window before an extension is required. He needs to confirm this with the IDNR but suspect it will not be an issue.
 - **Input needed from the board:** The Engineer asked if we were OK with him acting as the agent for HLA in discussions with the Core of Engineers, IDNR, OWR, etc. Brad recommends the engineer act as HLA's agent. Brad will need to sign off on this. All Board members agreed to this.
 - All board members have been sent the engineering plans, contract documentation, Emergency Action Plan, and O&M. Please review and provide feedback by Oct 3, 2021.
- President Reed brought up an email request for a barge of rip-rap to come in to offer it for lake shore repairs for lake front members. Asked if anyone wanted to look into it further for an option for possibly next year – Kurt Lemke volunteered.
 - Primary Spillway lining and Excavation work: Per the recommendation above, the board agreed to line the primary spillway pipe first - ideally in 2021. Then complete all other excavation work in Fall 2022. This assumes getting all the proper permits in time.
 - The board agreed to let the engineering consultant represent HLA in discussions with state and federal agencies.

Environmental Control Committee – Tim Weir, Chair

- 3 tree permits

- 2 accessory permits approved (1 building addition which should have been on a building permit and also required a 3' variance), and
- 1 dock
- 1 fence request to put on property line, which we allow but not without a survey – fence man came out and said he found a pin, but Tim let them know that was not a pin; they're getting a survey, so the fence request is deferred until then.

Social Committee – Patty Parmele

- A 3rd Painting Class is set for September 30th.
- Special thanks to Tawnya Mountjoy for volunteering to Chair the Social Committee. Barb and I met with Tawnya Mountjoy last week to discuss ideas for activities/events for HLA.
- Trick or Treat date will be Saturday, October 30 - including Trunk or Treat. It will run 4 to 7 p.m.

Road Committee/SSA – President Brad Reed

- Spray patching is complete and has been fully inspected. The missed areas were covered by the contractor.
- 2021 Maintenance Seal Coat
 - The seal coat on all the roads was applied in August. And the extra rock was removed in early September. The roads were inspected, and all issues were addressed by the contractor.
 - This project is complete. The pay estimate will be submitted to the SSA Commission.
- King James was reviewed by the road committee and determined to be a significant issue. It was decided to address several high shoulders that are preventing water from going into the ditches. A quote was requested from McLean County Asphalt to address the high spot in the road.
 - The McLean County Asphalt quote was \$3377.00 for an asphalt patch. The road committee is requesting approval to proceed with the quote as submitted.
 - Joe Woodrum and Brad Reed will work with the HLA 1 ton truck, and the new HLA skid steer to address the shoulder/ditch issues. The planned start date is October 2nd. We request that HLA maintenance plant grass and straw after completion. Will need to remind Director Cagle.
 - The above actions are expected to fix the problem. If more work is required, a swale will need to be placed on the member's property.

Motion to approve the above mentioned road and ditch work on King James; including the \$3377.00 quote from McLean County Asphalt.

Motion By: President Reed Seconded By: Director Stickrod Vote tally: 5-0

- The road committee and the lodge committee will meet in October to discuss plans for the lodge parking lot. Both groups are working on dates that work for all parties involved. We're 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's temporary (24 hrs. or less). Members who are doing this will receive a letter and will be subject to further action.

Unfinished Business

- Ameren Easements – documents were emailed and mailed regarding the easements.
- Heritage Lake Sign – Treasurer Waldorf requested that Crime Stoppers post this report so we can link to it on our website and FB.
- 2022 HLA Budget
 - CPI is currently 5.4%. Reviewed overall budget for Finance, Office/Property Owned Services, Maintenance, Outdoor Amenities, and Lodge/Pool. Budget Loss for 2022 of \$34,635.
 - President Reed asked Director Stickrod for clarification on which items in particular he wants included with 2022 budgeted amount. Director Stickrod asked what's included in capital improvements, he sees flooring or kitchen being part of that. President Reed asked Director Stickrod for a spreadsheet of work and amounts per year of the improvements.
 - Director Stickrod said he has ballpark figures for painting and re-working the concrete on the pool. Some of these estimates were from previous years where we just fixed the bad concrete and painted those areas.
 - Discussion regarding tennis courts - potentially cutting back on repair costs to patch the cracks to reduce 2022 budget.
 - President Reed asked Director Cagle to provide a cost on a 1 Ton truck. Director Stickrod suggested he contact Martin Auctions; they auction off Ameren equipment. Discussion regarding the cost of pool to help cover increases in budget.
 - President Reed proposed we raise pool rates, discussion followed, and Board agreed on the following: Daily Pass \$5, Senior Pass \$25, Individual Pass \$35, Couples Pass \$60, Family Pass \$85 and any over the five people is \$5 per extra person.
 - Budget needs to be done by next meeting; we'll be sending out member mailing in November.
- Open board member position – discussing of the open position's duties; member suggested posting the position; however, Board will table it for another month as is.

Unfinished Business

- None

BOARD CHAIRED

Maintenance

- Maintenance was still busy with mowing early in the month, since mowing has started slowing down, we have been looking at and clearing drainage culverts.
- We have also been looking into signage around the lake and will be replacing some missing signs in the near future.
- There have been several equipment failures that the maintenance department has been able to self-perform repairs on. We will be gearing up for the plowing season this coming month.

Discussed staffing for plowing, Matt has his two employees and two additional backups already on our payroll.

- Maintenance, with the help of the HLA board, has also procured a new skid steer that we believe will be a great asset to have for the maintenance department.

Pool & Lodge

- **Pool:**
 - Not much to report this month. The pool has been drained and weeds sprayed to kill them before winter to help prevent regrowth next year and is almost ready for winter. Just need to store the furniture and winterize the plumbing.
 - Remainder from pool concessions can be used for Trunk or Treat hot dog roast.
- **Lodge**
 - We are working on ordering lights and ceiling tiles for the lodge from the same vendor so there's only one invoice for both. It has been suggested that we use volunteers to install the lights and we are reaching out to known electricians to schedule a couple days that we can get that done. I can help with the control wiring and programming, but I cannot lift more than 20 lbs. at this time so not able to do any of the install myself. Tiffany Masters offered the use of her lift equipment.
 - Also, now that the outside of the lodge is finished, we will work on the security cameras when we do the lighting. Director Stickrod will check on prices for infrared cameras on the outside of the lodge. The cameras he currently has will be mounted inside.
 - Gutter installation discussed.
 - Director Cagle will look into maintenance working on the down spout drains. Reminder to find out where underground wires and cables buried. If digging up cement, potentially remove old propane tank.

Motion to approve moving forward with Koch Konstruktion to install gutters based on their estimate of \$1200.

Motion By: Director Stickrod

Seconded By: Director Cagle

Vote tally: 4-0

- Director Stickrod stated he received a response from the State regarding the bathroom renovations which basically provided a list of designers for hire that are familiar with State regulations. Director Stickrod will check the list to see if there's anyone local-if there's any estimates for their fee. President Reed stated we need 2 showers for men / 2 showers for women - can we just have 1 unisex bathroom with 2 showers?
- Audio visual charge for the lodge – Board agreed to wait on adding fees for lodge rental until all updates are done.

Outdoor Amenities

- Committee on HLA Amenity Lot on Brandy – skipped since Vice President Stalzer was absent.

Office Organization/Website

HLA September Board Meeting Minutes
September 27, 2021

- Total decals YTD - 881
- Total tickets issued - 4
- Total violations - 11
- Total real estate transfers since last meeting - 3
- Total guest passes – 4
- Lake Fee Statements were sent out to all members. Due date is October 1, 2021.
- New HLA Mailbox – Secretary Parmele will check with postmaster for more information on lock box options and ensuring it's secured to the ground, since there are security concerns.

Admin/HR

Nothing to report.

Building/Zoning/Security

Nothing to report.

Membership Questions

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

Member Juneman asked whether the social committee could offer an arts and crafts workshop. Secretary Parmele said this could happen depending upon participation.

Executive Session (8:03 PM motion, 8:10 PM start time)

Motion By: Secretary Parmele Seconded By: Treasurer Waldorf Vote tally: 4-0

Executive Session Adjournment (8:23 PM)

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

Meeting Adjournment (8:24 PM):

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