

HLA January Board Meeting Minutes
January 24, 2022

Call to Order: 6:00pm

Roll Call

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

Approval of December Minutes

Motion By: Treasurer Waldorf Seconded By: Secretary Parmele Vote tally: 6-0

Treasurer Waldorf commented that the meeting minutes should include a list of members and non-members at the board meeting (other than board members), plus their comments. The rest of the board generally agreed to keep better track of attendance.

Approval of Expenditures

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

Treasurer's Report

All data presented is as of December 31, 2021.

The Total Cash Balance is \$1,578,106.27 and is made up of the following fund balances:

Emergency Fund	\$154,397.10
General Funds	\$627,227.94
Infrastructure Reserve Fund ..	\$390,995.49
Lake Funds	\$276,125.40
Road Funds	\$129,360.31

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$89,971.69, a decrease of \$2,244.27. For additional breakdown, please refer to the December 31, 2021, Balance Sheet.

The Year-to-Date Net Income is \$89,371.93 with Revenues of \$407,947.62 and Expenses of \$318,575.69. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of December the cash deposits were \$33,573.97 and the cash expenditures were \$14,665.58. Deposits include \$31,041.15 Employee Retention Credits for Q2-4 2020. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in December.

The Finance Committee did not meet in January.

We received the last check from Ameren for the power line easements.

This concludes the treasurer's report for January 24, 2022.

President's Report

Nothing to report.

COMMITTEE REPORTS - MEMBERSHIP CHAIRED

Conservation Committee – Chair Kurt Lemke/President Reed

- Dam Engineering update: None
- Lake Herbicide treatments: Chair Lemke has appointment set with the contact from Canton regarding treatments in 2021; will get 2 bids to get lake up and running this year.
 - Chair Lemke is working on certification to treat the lake this summer. Need to have one other member to be certified and will post need online with HLA to cover cost incurred for certification.

Environmental Control Committee – Chair Tim Weir

- No report.
- There was brief discussion regarding fence permits and the recent ECC requirement for black coated vinyl chain link fence for a recent permit. Overall, the board did not support this requirement. Director Stickrod suggested instead of overruling the ECC, the member could bring an appeal to the board. In this specific case, the member was going to appeal the decision, but did not have time to do so prior to their installation date.

Social Committee – Chair Secretary Parmele

- Social Committee offered assistance with Chili Cookoff set for February 19
- Paint Night on January 27 reached full capacity and registration was closed early per instructor's request.
- Planning Social Committee meeting with volunteers for ideas and organize events for 2022.

Road Committee/SSA – Chair President Reed

- The SSA Commission approved the 2022 membership list. As of December 31, 2021, there are 601 members. The 2022 tax levy is \$425,000 bringing the per member SSA tax is \$707.15.
 - The per member SSA tax is higher because the number of members decreased from 620 to 601.
- The SSA commission also accepted an already approved county engineering fee of 5% for any engineering work performed by the county.
 - This also applies to townships and county projects. The amount quoted above is the maintenance cost. Construction engineering would only apply for major upgrades, and none are planned in HLA.

Preliminary Engineering for Maintenance – 2.5% of Final Maintenance Cost
Construction Engineering for Maintenance – 2.5% of Final Maintenance Cost
Preliminary Engineering for Construction – 4% of Final Construction Cost
Construction Engineering for Construction – 8% of Final Construction Cost

- The SSA plan assumed a 4.5% engineering cost as quoted by the contracted engineer at that time. County costs were originally based upon actual hours, which was difficult and time consuming to determine. Recent road projects have been managed by the county engineering office and have come in around 4.5% to 5%. The road committee has been satisfied with the work performed by the county engineering office. If desired, HLA can pursue a contracted engineering firm to road work. The contract would need to be through the county engineering office.
- The SSA Commission will be getting two new Tazewell County members soon due to a retirement and resignation.
- The road committee has not met in a few months but will resume meetings in February.

Unfinished Business

- Heritage Lake sign – Bob Porter reported that he will have estimates in the next few weeks.
- Reminder of date for annual meeting - Annual Meeting Date: March 19

HLA January Board Meeting Minutes
January 24, 2022

- HLA Lot sales – board agreed to direct interested members to the Tazewell County tax sale lots, HLA owned lots will not be sold at this time. Treasurer Waldorf will contact Tazewell County regarding Right of Refusal.

New Business

- Board Member Ethics Policy – Board member have all signed Code of Conduct.
- Road Weight Limit Violations (3)
 - 199 Heritage Dr: Semi-truck delivery. Letter and statement of fine of \$500 will be sent to member.

Motion By: Director Cagle

Seconded By: Treasurer Waldorf

Vote tally: 6-0

- Investigation into UFS appliance truck, if fineable, member will be notified. Discussion/vote to take place at the next February meeting.
- Investigation of large truck at Martinique address, if fineable, member will be notified. Discussion/vote to take place at the February board meeting.

BOARD CHAIRED

Building/Zoning/Security

- Nothing submitted.

Maintenance

- Maintenance has been slow due to the weather. We have cleared some brush, snow plowed, and spread salt and rock after a few snow and ice events and repaired one of our spreaders at the shed.

Pool & Lodge

- Pool: No report submitted.
- Lodge:
 - Lodge contract complaint, discussed potential consequence; Director Stickrod will review current contract and suggest revisions, including raising rental rate, fine if member not in attendance.
 - Director Stickrod requested help from maintenance on painting outside lodge furniture as soon as weather permits.
 - Also requested help from maintenance to put the plastic volleyball net bases in the pool shed.
- Lodge renovation update:
 - Vent installed over stove; light fixtures almost all have been received. Will request volunteer day in February with certified electricians to install.
 - Treasurer Waldorf will coordinate volunteer paint day for inside of lodge.
 - Treasurer Waldorf will sketch out idea for pool restroom & shower and present to Director Stickrod and committee.
 - General restroom requirements to keep in compliance with state health code (not all inclusive)
 - Need Men's and Women's restroom
 - Need 1 shower each - depends on allowed pool occupancy, which we can reduce or increase up to the limit dictated by pool size.
 - Unisex restroom might be acceptable in the lodge IF the pool restrooms were separate
 - Pool and bathroom would need to meet ADA

Outdoor Amenities

- Beach walking path erosion: discussed bids received. Vice President Stalzer will reach out to best option for pricing on a couple of changes to initial bid, including sidewalk around lodge parking lot.

Office Organization/Website

- Total decals ytd - 888
- Total tickets issued since last meeting - 3
- Total violations issued since last meeting - 0
- Total real estate transfers since last meeting - 4
- Total guest passes since last month - 0

HLA January Board Meeting Minutes
January 24, 2022

- Total event passes since last month – 0
 - Lodge rentals since last meeting - 4
1. General Assessment statements were mailed on January 18 along with the Winter 2022 Newsletter.
 2. Supplies are being ordered for Annual Meeting.
 3. Candidates submitted their Intent to Run to be placed on the ballot. Three board openings available.
 4. Drafting materials for Annual Meeting are in process.
 5. Decal proofs have been received and are being reviewed.
 6. Working with Telstar to switch office phone and internet services from Frontier to Telstar.
 7. Website updated with Property Sale documents for realtors.
 8. New HLA attorney will attend be attending the Annual Meeting.

Admin/HR

Nothing to report.

Membership Questions

Open Floor for Members 3-minute time limit.

No questions.

Number of member attendees: 4

Number of non-member attendees: 0

Members present:

Tracy Burdette (as HLA Office manager running the meeting)

Bob Porter

Kurt Lemke

Bill Semlak

David Byrne

Executive Session (Vote at 7:28 PM, 7:39 PM start time)

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

Executive Session Adjournment (7:44 PM)

Motion by: Secretary Parmele Seconded By: Treasurer Waldorf Vote tally: 6-0

Meeting Adjournment (7:44 PM):

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