

HLA April Board Meeting Minutes
April 25, 2022

Call to Order: 6:03pm

Roll Call

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

Approval of February Minutes

Motion By: Director Cagle Seconded By: Secretary Parmele Vote tally: 6-0

Approval of Expenditures

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

Treasurer's Report

All data presented is as of March 31, 2022.

The Total Cash Balance is \$1,771,237.92 and is made up of the following fund balances:

Emergency Fund	\$154,404.96
General Funds	\$821,275.47
Infrastructure Reserve Fund	\$391,122.42
Lake Funds	\$278,842.46
Road Funds	\$125,592.61

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$141,930.06, a decrease of \$71,217.18. This decrease reflects assessments that were due on March 1. For additional breakdown, please refer to the March 31, 2022, Balance Sheet.

The Year-to-Date Net Income is 241,870.58 with Revenues of \$295,632.37 and Expenses of \$53,761.79. Please see the Profit and Loss Statement for further detail.

As for actual Cash details, for the month of March the cash deposits were \$72,407.86 and the cash expenditures were \$16,943.46.

\$3,550.00 in Late Fees were added to 92 accounts whose assessments not received by April 1. Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in March.
The Finance Committee did not meet in April.

This concludes the treasurer's report for April 25, 2022.

Treasurer Waldorf noted that the county is not contacting HLA regarding sales of tax lots. President Reed asked for a list of issues to take up with the county.

President's Report

- Revised CCE&R should be online this week.

COMMITTEE REPORTS - MEMBERSHIP CHAIRED

Conservation Committee – Chair Lemke/President Reed

- Weed abatement proposal – received second bid of \$24,000 for lake update from Natural Lake; Chair Lemke contacted someone in Morton that's pursuing his license to apply spray to lake and provide us a bid potentially of \$100 per hour for 3 visits. Marine Bio Chemist did not submit a bid, Chair Lemke will reach out to them again.

Environmental Control Committee – Chair Tim Wei

- 2 Tree Removals
- 1 Shed
- 1 front sidewalk replacement w/concrete
- Brandon Stetzler volunteered to be ECC Chairman
- Director Porter is meeting tomorrow to discuss process of requests and how to review/approve/respond,

Social Committee – Chair Secretary Parmele

- Fishing Tournament starts on April 24th
- Seniors Coffee at the Lodge - May 3rd from 2-4 at the Lodge
- Garage Sales May 6th & 7th
- Paint Night - May 19th
- Committee Chair: Tawnya Mountjoy to find someone to coordinate a Plant Exchange/Sale with a seed exchange in the fall
 - Will ask for a volunteer
 - Date held: May 21 or 22 (outside @ Lodge)
- Tennis lessons – checking for instructor
- Possible summer concert and food trucks
- Review SMS messaging service for all HLA communications – Secretary Parmele provided overview, several doing a trial run now.
- 5K possible in 2023
- Check with Director Stickrod regarding member pool events/activities, i.e., free day (BYOB/hot dogs served), adult swim, adult pool volleyball
- Secretary Parmele asked Director Stickrod to check with the pool manager for event ideas for the pool.

Road Committee/SSA – Chair President Reed

- The road committee met several times this past month working through the Lodge parking lot plans.
- After further review of the parking lot, we recommend adding 6"-10" of base material to the parking lot. Some of the existing base initially looks to be in good shape, but other spots not as much. We discussed how to add the material, and think it's best (cost, time, etc.) to add the base over the existing material, rather than excavating and trucking away the existing material. The challenge this presents is the parking lot will be 6"-10" higher than it is now. • To accomplish this, and allow for more parking, we recommend moving the sidewalk in front of the lodge (SE face) closer to the Lodge foundation. HLA was already looking at replacing a portion of this sidewalk, and we think it will be much cheaper to move the sidewalk, than move a bunch of material. The new sidewalk will be located right next to the lamp post out front and will be roughly at the elevation of the lamp post concrete base, thus allowing for additional base material.
- Courtney Allyn has done a great job drawing the plans up and working through the various change levels.
- Refer to the plans.
 - We expect to have 40 parking spaces (plans say 42, but this needs to be checked), and 2 handicap spaces.
 - The current plans keep a small grass area, which will need to be mounded to prevent pavement damage. Overall, the road committee recommends AGAINST the grass area, but if we need to keep it, mounding will be the best option. Director Stickrod suggested planting a small tree on the mound to prevent parking.

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- We will be focusing on the "main" parking lot and ignoring the lot near the pool truck gate on the SW side.
- We would like initial agreement to this proposal. The next steps will involve large amounts of volunteer labor setting grade, finalizing the plans, and getting quotes. We don't want to put in all this time if the board wants a different parking lot plan. Especially the part about moving the sidewalk - that is critical to the current plan.
- New lines would need to be painted yearly on the final asphalt surface.
- Parking lot composition o We plan to eventually use asphalt, but depending upon cost, may focus on adding the base this year, and asphalt in the future. This is not our final plan, but the direction we've discussed o We've discussed a combination of CA6 and recycled asphalt as the base. Discussions are still underway. If the asphalt surface is delayed a few years, recycles asphalt will be the top layer in the interim.
- Joe Woodrum has been key on base and surface recommendations and preparations.
- Would like to thank Joe and Courtney for all their time and help.
- Would like to shoot for late summer/fall as a timeline. Do sidewalk before the lot. The Board discussed and agreed for the Road Committee to move forward with the initial plans as presented, with the final plans to be approved at a later date.

Unfinished Business

- Heritage Lake entrance sign: the first sign will go in at the Wilshire Wood entrance in the next day or two; the second sign installed after that.
- Update removal of pontoon boats from HLA lots – there was a request to delay any board action until the end of April 2022 from one of the members. The request was approved. Tabled until the May board meeting.

New Business

- New Ownership Form – "Other" definition – discussion of what this means, office will send email asking potential new member to provide proof of ownership, such as documentation from Tazewell County confirming that lot was purchased.

BOARD CHAIRED

Maintenance Reported by Director Cagle

- Maintenance has been checking and cleaning some culverts.
- Maintenance helped with the painting of the lodge.
- Maintenance will be spending a lot of time mowing.
- We are also looking for summer help.

Pool & Lodge Reported by Director Stickrod

Pool:

- Pool will be drained last week of April
- No pool manager hired as of this meeting.

Motion to approve the automatic pool chlorinator for \$3200, funded from the pool maintenance and pool improvement budget.

Motion by: Director Stickrod Seconded By: Director Cagle Vote tally 6 – 0

Lodge:

- Paint is in progress. Ceiling is done.
- Will attack bathroom designs this spring summer, Director Stickrod shared ADA drawing of updated bathroom.

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- Will call to get quote for slab raising on the pool side of the lodge. Treasurer Waldorf will get company name to Director Stickrod.
- President Reed asked Director Stickrod to get an architect now since their office will probably need a couple of months to review and we may not get it done this year if we don't start somewhere.
- President Reed asked if anyone else had any feedback regarding the bathroom plans. The board verbally agreed to start with the plans as presented. Final plans are to be approved by the board prior to construction.
- Thanks to Director Porter and Treasurer Waldorf for heading up the painting of the lodge walls.
- The lodge contract review was tabled until the May board meeting.
- Director Stickrod will reach out to Blaine regarding the downspout drains.

Outdoor Amenities

- Update on beach walking path erosion – President Reed will ask Vice President Stalzer if there's a start date set.
- There was a discussion on the various swing sets at HLA. Vice President Stalzer had proposed ordering swings, and it was within budget - approximate cost is \$650. The board was OK with using the budgeted amount for the swings, but requested that Vice President Stalzer look at the swings at the camp ground since they were in bad shape.
- It was discussed that Vice President Stalzer needed to organize a volunteer effort on the dog park. There have been several requests to do so. Also, some members have mulch available for free.

Office Organization/Website

- Lodge Rental Contracts since last meeting - 2
- Real Estate Transfers since last meeting - 2
- Payment Plans Created since last meeting - 0
- Secretary Parmele reached out for assistance with access issues.

Admin/HR

- Nothing to report.

Building/Zoning/Security – Reported by Director Porter

- Total tickets issued since last meeting - 4
- Total violations issued since last meeting - 1
- Total guest passes since last month - 0
- Total event passes since last month - 0
- Vehicle Registration was held on Monday, April 11th at the lodge
- Vehicle Registration was held until 8:00pm on April 13 Approximately 60 individuals picked up stickers.
- No leads on burned picnic table.
- Member Stahl will donate picnic table for the dog park. Director Cagle will ask maintenance to pick up table.
- Road construction barrel was taken from the intersection of Heritage & Kenton and was sprayed black and returned.
- New entrance Signs. Met with Jim Eller and President Reed to verify positioning of the signs. Jim Eller will coordinate with JULIE to mark off the areas to make sure we are not obstructing any utility lines. Signs should be in place by April 29th.
- Director Porter will pick up two solar lights per sign, using light information President Reed sent him.
- Security Cameras – discussed purchasing a deer cam to potentially move around to problem areas, discussion followed.

Membership Questions

No questions

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Number of non-member attendees: 0

Number of member attendees: 5

Tracy Burdette (as HLA Office manager running the meeting)

Christine Juneman

Kurt Lemke

David Zeller

Penny Zeller

Executive Session (8:30 PM to 8:47 PM)

Motion to move to Executive Session by: Director Stickrod Seconded By: President Reed Vote tally 6 - 0

Executive Session Adjournment / Meeting Adjournment (8:47 PM):

Motion to Adjourn By: Director Stickrod Seconded By: Director Porter Vote tally: 5 – 0