

HLA June Board Meeting Minutes  
June 30, 2022

Call to Order: 6:00pm

**Roll Call**

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

**Approval of May Minutes**

Motion By: Director Cagle                      Seconded By: Secretary Parmele                      Vote tally: 5-0

**Approval of 2022 Annual Meeting Minutes**

Motion By: Treasurer Waldorf                      Seconded by: Director Porter                      Vote Tally: 5-0

**Approval of Expenditures**

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

**Treasurer's Report**

June 30, 2022

All data presented is as of May 31, 2022.

The Total Cash Balance is \$1,767,731.70 and is made up of the following fund balances:

Emergency Fund .....	\$154,416.23
General Funds .....	\$815,868.54
Infrastructure Reserve Fund .....	\$391,253.73
Lake Funds .....	\$280,521.76
Road Funds .....	\$125,671.44

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$7,752.86, a decrease of \$7,752.86. For additional breakdown, please refer to the May 31, 2022, Balance Sheet.

The Year-to-Date Net Income is \$ 215,851.25 with Revenues of \$302,401.99 and Expenses of \$86,550.74. Please see the YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of May the cash deposits were \$8,296.04 and the cash expenditures were \$18,517.71.

Additional report details are posted on the Heritage Lake website.

There were no unusual expenses in May.

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The Finance Committee did not meet in June.

This concludes the treasurer's report for June 30, 2022.

**President's Report**

No Report

**COMMITTEE REPORTS - MEMBERSHIP CHAIRED**

**Conservation Committee –Reported by Chair Lemke**

Completed the first application of weed abatement. We are in the process of looking at different pricing. Pricing of everything we need is available online to order. We can reduce prices for the high ticket items by 20-30. The new vendor did exactly what we needed him to do. I am in possession of all of his licenses and the MSDS for all of the product and next season I will have a better handle of what will need to happen for weed abatement.

We are setting up dam inspection that is due in the fall and cleaning out sediment basins. Bob Pirtle has been controlling the cleanout of the sediment basin.

Andrew Clinton will take care of fish stocking.

**Environmental Control Committee – Reported by Brandon Stetzler**

1 Dock - Pending

1 Pool - Approved

1 Tree – Dead Tree – Approved

3 Fence Requests

2 Requests are in contention due to a wide vehicle gate and netting added after the original approval.

- The fence on Fast has a truck size gate which was not part of the plan and was not included in the plan no gates were specified other than 200' of fence.
- The black netting is against the ECC it needs to be clear vision fencing. CCE&Rs also state no exterior access other than HLA roads.
- Board will send letter to remove the gate.
  - Discussion to allow a "man size" gate.

Motion to remove existing gate and to allow a 4' end gate only in the fence at 42 Yorkshire

Motion: President Reed                      Seconded Motion:      Director Cagle                      Vote Tally:      4-1

Dredge permit was approved at last meeting. There were trees removed also and the whole lot was cleared, we were originally informed that it would only be a "minimal number" of trees indicated on the permit to get equipment down there, it is now leveled.

There is board agreement that there were more trees removed than what the permit stated so he did not follow the submitted permit and did not change the permit. We need to determine the number of trees that were removed and impose a fine. In the meantime, we need to send an email let him know that is what we will be doing.

There were 2 trees removed without a submitted permit at 312 and 324 Heritage.

Motion to fine 312 Heritage Drive \$200 for the removal of 2 trees without an approved tree application.

Motion by: President Reed                      Seconded by:      Director Cagle                      Vote tally:      5-0

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Motion to fine 324 Heritage Drive \$100 for the removal of 1 trees without an approved tree application.

Motion by: President Reed                      Seconded by: Treasurer Waldorf                      Vote tally: 5-0

Two members would like to join the ECC. Greg Richman has stepped away. Jake Shelmidine would like to be on the Committee and Nancy Reed would also like to volunteer to be on the ECC Committee.

Motion to approve 2 new ECC members, Jake Shelmidine and Nancy Reed and Brandon Stetzler as the ECC Chair.

Motion by: President Reed                      Seconded by: Director Porter                      Vote tally: 5-0

### **Social Committee – Reported by Secretary Parmele**

- Bill McCormick has offered to conduct tennis lessons again this year for members with members able to bring 1 guest. Fee would be \$5.00 Bill also would schedule a rally tournament between students.
- Board discussion on cracks repair of the tennis courts.
- There was an exceptionally low turnout for the Senior Coffee Chat. We will try again in the Fall to see if there is any more interest.
- Senior Swim has low attendance. Discussion that we may need to make some adjustments to justify 2 lifeguards on duty. Seniors does include age 50 and over in line with AARP.

### **Road Committee/SSA – Reported by President Reed**

- Met with the contractor that is working for Ameren to clear out brush around the highlines in the subdivision. They had run an excavator down the road and did not do a great job getting it down the road. Fortunately, with the help of some hot weather and our current chip roads healed themselves. Ameren was willing to address the issues after about a week the road went back to normal in that area. When they went to the next area, they used plywood which resulted in no damage. They are making progress and we are keeping an eye on them.
- Telstar is starting to put fiber optic lines throughout the subdivision. This will bring fiber optic internet option to everyone's home. Plans are to dig in ditches and will be horizontal drilling. They will stay 2'-3' below the surface. If they need to trench the road, they agreed to contact me. They may be parking at the boat ramp throughout the work but not during Fourth of July, they may also park at Sandy Beach.

### **Unfinished Business**

- Water leak on Heritage and Kenton, working with County engineers to get plans together.
- Removal of the pontoon boat from HLA lot, the fine letter will go out next Tuesday. Letter was delayed as we were told they were in the process but that was 20 days ago. If it does get removed this weekend, the fine will be waived.
- ECC coordination of approval process with the office. Approvals will be sent to office with the office forwarding to the member.
- Campground issued tabled until Vice President Stalzer and Director Stickrod is present.

### **New Business**

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- Vendor Truck agreement was sent out to board members for review. Office received requests to bring Food Trucks to HLA. Secretary Parmele spoke with Attorney Seghetti and was advised that they need to provide Tazewell County Health Department Permit or a temporary permit if outside of Tazewell County and Liability Insurance and need to add HLA as insured. This process applies to volleyball as well. No fee for the truck but a refundable deposit fee of \$250. Food Truck will need to leave the premises by 10:00p.m.
- Pool Rental discussion regarding limit of number of attendees. Limit to 50 but can be reduced at any time. Will need 2 lifeguards, \$150 fee.
- There was a question on an ice cream truck - answer was to submit the new vendor truck form for approval.

### **BOARD CHAIRED**

#### **Maintenance Reported by Director Cagle**

- We have full staff back now.
- One of the spreaders is down looking at costs to replace or repair
- Thanks to Tom & Christine Juneman for their efforts in cleaning the entrance flower beds.

#### **Pool & Lodge Reported Submitted by Director Stickrod**

##### Pool:

- The pool is open and being enjoyed by many of the members. Taylor is working with the lifeguards to get the weeds under control. The chlorinator has been a challenge to get consistent, Dean and I are working with the manufacturer to determine the proper settings.
- Had to add an exhaust fan for the pump house to see if that will cool down the space and help the chlorinator.
- The pool has not closed since opening due to mechanical issues. But has closed due to weather,
- Hours for the 4th will be 12-4, so our lifeguards can spend time with their families

##### Lodge

- Still trying to contact Blain for the down spouts.
- We got the lights on the back of the lodge replaced. The labor was donated.
- The lighting in the lodge was all donated by Wm. Masters, one of owners of that company lives at HLA.

#### **Outdoor Amenities Submitted by Vice President Stalzer**

- New swings at the baseball field, and beach, lodge will be next. Thanks to Director Cagle and Maintenance team.
- Swim platform at the beach has been re-anchored. Based on Tazewell County's inspection, the swim dock needs pulled out another 2'.
- Some sand had been moved from the lower beach to the upper beach, more work to be done to take the sand going into the water back up to the volleyball courts. Then the beach line will be back to normal.

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- Steps at the beach still under construction. The contractor questioned about once the slope was smoothed and there is no longer a ditch there that there may be no value of adding the steps from the parking lot to the beach. It is at such an angle that it would not be an issue for most people to get down to the beach.
  - Further discussion ensued on the steps. Overall, between some board members, and members present at the meeting, it was decided that poured concrete steps are still needed.
  - The board was in agreement for the two additional culverts to cover the ditch up to the volleyball court.
  - Volleyball agreed to cover \$2,000 of the project.
  - The 4 culverts, and fill material will take up most of the previously approved \$10,000 budget. It was agreed that a new estimate was needed for the poured concrete stairs.

Motion to approve up to \$5,000 additional for the poured concrete steps per the original estimate.

Motion by: Treasurer Waldorf      Seconded by: Secretary Parmele      Vote tally: 5-0

### Actions still needed:

- Boat ramp dock modified to create an L shape
- New equipment to be installed, Cat foam construction playground equipment donated by Grand Prairie Mall.
  - Discussion of the location of new playground equipment. Location to be decided by Vice President Stalzer, Director Cagle and Director Stickrod.
- Current playground equipment needs to be checked.
- Need a volunteer to lead the Outdoor Amenities committee. This volunteer will schedule monthly meetings to improve our amenities, recruit team members, attend board meetings to provide updates, and if required/needed present ideas and concepts to the board for approval and funding.
- Steps at the beach still under construction. The contractor questioned about once the slope was smoothed and there is no longer a ditch there that there may be no value of adding the steps from the parking lot to the beach. It is at such an angle that it would not be an issue for most people to get down to the beach.

### Office Organization/Website

- Lodge Rental Contracts since last meeting - 1
- Real Estate Transfers since last meeting - 2
- Payment Plans Created since last meeting- 1 drafted
- 43 Pool Passes sold
- 182 Vehicle Stickers since last board meeting

### Admin/HR

- No report.

### Building/Zoning/Security – Reported by Director Porter

- 6 tickets issued, all for no stickers; 3 have come to the office to get their stickers

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- I believe the extra evening availability and the continued reminders has helped with stickers.
- Secured HLA mesh safety vests along with 12 Lanyards with HLAQ safety tags.
- Setup another evening date 6/30 for members to get their HLA vehicle stickers,
- Security for the 4<sup>th</sup> of July weekend is a light on volunteers. No lifeguards were interested in working at the parking areas.
- Ron & Patty Parmele, Tracy & Richie Burdette, Wade Brush, Randy Davis and Bob Porter will be checking vehicle stickers and membership at parking areas over the 4<sup>th</sup> weekend.

### **Membership Questions**

- Member reported that an arrow was shot into his home and stuck near a 2<sup>nd</sup> story window. Member did report incident to Tazewell County. No other incidences have been reported.
- Member question regarding the change in the County's SSA amount. Per member SSA tax went up this year, the total levy stayed the same, but the number of members went down. So, the amount goes up because the number of members went down. We submit a member list to the County. It was submitted correctly, and the County in the process of uploading the file had an issue. They did not tell us what went wrong, not sure they know. I suspect there was an error uploading and it effectively kept last year's tax and the pin numbers. The first mailing of the property tax bill had the previous year's SSA tax on there. Treasurer Waldorf and I worked with the County to figure out what happened. At that point, we knew that our list was correct, and that the County had some issue with uploading. The County went and manually fixed the problem, and part of that was sending out a new bill. It is all fixed now. A couple complaints we received have been resolved.
- President Reed will send SSA Statements to the member per his request.

### **Executive Session – 8:35 pm**

### **Meeting Adjournment: 8:51 pm**

Motion adjourn.

Motion by: President Reed      Seconded by: Director Cagle      Vote tally: 5-0