

Call to order 9:09 AM

**Accountant's Report:**

Annual financial report is available on the website or at the Association Office.

**Attorney's Report:** The floor was opened for questions, and none were asked at this time.

**Conservation**

- Committee Co-Chair, Kurt Lemke, introduced committee members.
- Plan in place for maintenance on the dam. Staying consistent with State of Illinois and DNR expectations.
- Committee member Rodney Stickrod reported on the lake spraying .
- Plan to spray earlier this year to get ahead of the milfoil and algae and combat weeds.
- DNR promotes lake drawn down. This is done to expose the roots of the milfoil to a frost/freeze in order to kill those roots. This is the first reported time that the lake level has been close to a full draw down. The committee is going to research and monitor the effects of the draw down throughout the summer along with the milfoil growth.
- It is uncertain how "deep" this winter's freeze measured but it needs to be approximately 2 – 3 inches deep to effect the milfoil roots. It is also uncertain how far into the lake the milfoil roots extend . This will be measured and documented each year.
- Goal is to reduce the amount of chemicals applied to the lake.
- Members who fertilize their lawns are asked to do so early in the morning and a few days before a rain, this helps prevent the fertilizer from going into the lake and increasing milfoil growth.
- Chemical use is carefully monitored.
- Co-chair Kurt Lemke reported on the lake and dam upgrades.
- In 2016, State of Illinois required dam inspection.
- 250 ton of rock placed along the lake side of the dam to control erosion.
- Plans for 2017 include:
  - Plans for a secondary spillway.
  - Reline the lake drain tube. Working with DNR for approval.
  - Dam energy dissipater.
  - Tile to control seepage on south dam face.
- Co-Chair Bill Schaumburg reported on fish stocking.
  - Report from DNR giving a "shocking" report and what types of fish and quantities needed.
  - In 2016, there were 775 6-8 inch walleye, 500 6 – 8 inch crappie.
  - In 2017, tentative plans are for 1,000 4 – 6 inch hybrid striped bass, 500 crappie and 300 red ear.
  - The committee will continue to maintain species distribution.
  - Maintain distribution of young and mature fish to provide consistent populations.
  - Maintain healthy levels of shad in the lake.
  - Stay current about water quality issues.
- Member Dave Riggert reported on long-term budget issues.
- Current known expenses reflect :
  - Chemicals and lake spraying      \$1,200.

- Lake and Dam Upgrades      \$85,000.
  - Restocking Fish      \$3,800.
  - Sediment Basin Maintenance      \$24,000.
  - Mowing the dam      \$ 1,200.
  - Conservation other – Signage Licenses      \$300.00
- Unforeseen Issues – Flexible Budgeting Approach.
- The Conservation Committee strives to work within their budget. When unforeseen expenses occur, priority will be given to the most critical projects.
- Long –term needs include :
  - Dredging
  - Sediment basin
  - Secondary spillway
- The dam will take priority. Money will be spent to keep it operational and follow DNR requirements.
- The committee asks for the understanding of HLA members with regard to the fact that some of these projects will take time when unforeseen expenses arise.

**Teller Report:**

**Votes Present**

852 lots eligible to vote

Quorum = 166

96 lots represented by proxy granted to the board.

48 lots represented by proxy as abstained.

102 lots represented by members present in the room.

8 lots present by proxy to another member present.

254 lots total represented, quorum is met.

206 votes to be cast.    104 votes to pass.

**Board Election**

Shawn Cassatt 164 votes

Bob Pirtle 161 votes

Tim Coan 158 votes

Kevin Robards 6 write-in votes

Bill Stokes 1 write-in vote

Diane Campbell 1 write-in vote

Patrick Long 1 write-in vote

**SSA** - report by Association attorney, Brian Mooty

- Engineering firm engaged – Austin Engineering.
- 2016 plans reviewed, specifications updated and estimates verified.
- Engineering designs reviewed by County Transportation Committee.
- Negotiated agreement with the County on Development agreement.
- Development agreement finalized and approved by Tazewell County Board at the February Board Meeting.
- Bond Counsel engaged and financing rates are being finalized.
- No SSA tax will be levied on 2017 County tax bill.
- SSA tax levied in 2018. Tax will be levied by owner and not by number of lots.

- HLA does not currently receive any funds from the County.
- Plan provides for 20 year maintenance.
- Within the next approximately 60 days – County to adopt the SSA ordinance; bids will be awarded and initial SSA funded work can begin.
- Within the next approximately 120 days:
  - County will finalize work with Bond Counsel.
  - County to approve SSA ordinance.
  - Public notice and hearing dates will be finalized.
  - County to publish bid advertisement for initial improvements.

**SSA: report by Devin Birch, Austin Engineering**

See website for more information.

- Began working with HLA late summer 2016.
- Made use of plans and work done previously by HLA volunteers.
- Beginning task was develop plan that would be approved by the County and ultimately County support of the SSA.
- How best to make use of money over time and keep roads well maintained.
- Core samples reviewed to confirm construction needs.
- Road plan similar to 2016 Annual Meeting Proposal.
- Improved 20 year maintenance plan under same funding amounts.
- Developed “5,7,9” plan -
  - this includes addressing any primary road needs every 5 years
  - secondary road needs every 7 years
  - small access roads and cul-de-sacs – every 9 years.
- A-3 surface; A-3 = 3 layers of oil and chip black rock.
  - Cash flow analysis to be used so funding will come as needed and to prevent any remaining balance in 20 years.
- A-3 road will have more flexibility than hot mix surface.
- Bond rate may be better than what has been planned.
- Best materials will be used according to funds HLA has approved.
- Board decision to maintain road weight limits.
- Suggestion to use existing funds to and improve drainage and perform as much ditch work as possible outside of the SSA funding; may receive a better bid than through the County bid process.
- Roads should be included as assets in budget when the work is completed.
- Ditch work will be done according to plans from Austin Engineering.
- Elevations of some driveways may need to change.

**Road Committee:** Chairman Reed reporting

See website for maps and more information.

- Thanks to Bob Pirtle, Shawn Cassatt and Marvin Theobald for their work on the Road Committee .
- Thanks to the Association maintenance crew for the great job they do.
- Recap of 2016 work.
- 2018 will begin SSA tax bill.
- SSA funding likely not available until August 2017.
- Road resurfacing needs to be completed in 2017.
- Working ahead will allow for less money needing to be borrowed.

- Best seal coat window is June 1 to September 1.
- Ditch work is best done early in the growing season.
- Additional core samples need to be taken.
- Estimated \$485,000 for work to be done in 2017.

2017 Road Funding : Finance Chair Bonnie Lemke

- HLA Funding
  - Current Road Fund balance - \$185,000
  - Road fund at \$500 generates around \$300,000
  - Total: \$485,000
- Priority
  - Road resurfacing estimated at \$134,000
  - Remaining engineering estimated at \$47,000
  - Ditch work estimated at \$302,000

Motion: Bonnie Lemke

I move: A Reserve Road Fund Assessment of \$500.00 shall be assessed to all members in 2017. The assessment will apply one time to each individual member regardless of the number of lots owned. Budget priority for the Reserve Road Fund shall be given to pay for costs associated with resurfacing roads, creation of the SSA, and reconstruction of ditches and culverts in advance of road improvements planned under the SSA. This billing will be due on July 1, 2017.  
Second: Member Robards

**Discussion:**

From the floor:

Question: How many actual home owners are paying the \$500 or how many aren't, let me ask that?

Answer: Last year our bad debt ran just over 10% on all assessments, not just necessarily the road fund. We go through collections and we have been having a successful collection rate.

Question: By doing this again one more year, how much will that lower the SSA?

Answer: Until the Bond Counsel percentages are known, not able to state a number. The interest rate is unknown.

Question: I still have an issue. We paid for this because it's our road, but yet the roads are open for public use. Can't we do anything to stop the public use of the roads? I live on Kenton and I know that people going up and down the street at 2 o'clock in the morning are probably not living here.

Answer: For people getting deliveries, people with children, school busses, and fire and rescue vehicles, re-instating gates at entrances would most likely not be welcome.

Question: We don't pay taxes for 2017 until June and September of 2018 so are you talking about the actual date of the bill or the actual tax season?

Answer: The SSA bond will be in 2017 the bill we be paid in 2018.

Question: Will it be divided between two bills?

Answer: I believe it will be divided between two bills.

Question: Is there any consideration at all of lowering the fee by 300? We all read the papers, and see how many people are losing their jobs. How do you guys keep thinking that people are going to

come up with money all the time? It was supposed to be a one-time deal and now we are on a one-time deal for a third time.

Answer: It is needed to do the road resurfacing work, the engineering and the ditch work.

Comment from President Coan: Is Keith Marshall still here? (Affirmative reply from Member Marshall)  
One thing I would like to say, we both got laid off from Mitsubishi; Keith is working, I am not. Money is an issue, but this is something that needs to be done; in my opinion.

President Coan: Call for a vote.

All those in favor of the motion as proposed, hold up your card and we will get a count.

All those opposed?

Room is 60 in favor, 42 against. 96 proxies .

Motion by Director Pirtle to vote the proxies with the room.

Second by: Treasurer Waldorf.

Motion Carries Total of 156 votes for the motion. 42 against.

Question from the floor: Any word from Ameren?

Answer: We are still in negotiations and not able to comment. A suit has not been filed to date.

**Finance Committee :** Chair Lemke

- Oversees the financial obligations.
- Reviews the monthly statements.
- Reports available online to members.
- Requires three bids on anything over \$10,000.
- Works with collections on unpaid accounts.
- Controls in place; work with accounting firm.
- Restricted credit card use.
- Restricts the management of cash.
- Beach house was the big expenditure in 2016.
- Over \$2,000 received for lodge rentals.

**Social Committee:** Chair Nicole Shake

- Easter Egg Hunt April 1<sup>st</sup>, rain date April 2<sup>nd</sup>. Still accepting donations of baskets and candy.
- Garage Sales April 29, 2017.
- Pool party and BBQ July 8, 2017.
- Football at the Lodge planned for September 2017.
- Rib Throw Down October 7, 2017.
- Christmas Party December 9, 2017.
- 2018 Chili Cook-off February 10, 2018.
- Provide Annual Meeting refreshments.
- Movie Night on the Lake – TBA.
- Hope to plan some “adult only” events.

**Environmental Control Committee:** Chair Rick Stokes

E.C.C. Annual Report  
3-18-17

- The E.C.C. now has a 4th member Adam Noyes.
- E.C.C. would like to direct new members and anyone not at 2016 annual meeting to read minutes from last year. There we stated why, what, and the requirements of the E.C.C.
- The next newsletter will include an article from the University of Illinois on the effects and treatment of ash trees that are being killed by the Emerald Ash Borer.
- Tazewell County Zoning requires a building permit for a deck, our website for E.C.C. states no permits are required, that is in the process of being corrected.

Tazewell county 9-1-1 Address Numbering Display Ordinance:

Tazewell County recognizes the importance of improved properties displaying their county-assigned address number for various services, including but not limited to delivering accurate emergency assistance to the public.

1. Mail box with number 3" in height if located near the main entrance to the property and visible when driving on any right of way from both directions shall be in compliance with ordinance.
2. If parameters stated in #1 can't be met then if your home is within 80ft from the centerline of roadway, then 4" letters need to be installed to home parallel to the right of way when possible and cannot be attached to doors or windows
3. If parameters stated in #1 & #2 can't be met then owner must post address numbers on a sign no farther than 80ft from center line of right of way. The size of sign cannot exceed more than 4" around perimeter of said numbers, JULIE needs to be contacted before placement of sign.

These are just cliff notes of the ordinance, the full ordinance and penalties and fines can be found @Tazewell.com under zoning and ordinance.

The E.C.C. would like to remind members that pool chlorine tablets cannot be used in septic systems. Chlorine specific for septic systems must be used. If you are using pool chlorine tablets remove and wash out holding apparatus as a chemical reaction can occur by mixing the two and can cause an explosion. Do not store chlorine tablets close to any oils, chlorine is an oxidizer and contact with oil can have a chemical reaction that can cause a fire.

**New Business**

Chair recognizes Member Stickrod –

Suggestion with regard to garbage pick-up:

Currently each individual homeowner has an agreement with the garbage collector.

Damage to roads via refuse trucks is a concern.

The Board has the resources to elect a refuse collector to come to HLA to collect garbage using a collective bargaining agreement.

The Board could assign a committee to select a refuse collector that would come to HLA through a bid process.

PDC of Morton would offer a dumpster once each year for large pick-up items and a dumpster once each year for electronics pickup. There would not be an additional fee for this service; it would be part of the yearly service. They would charge \$10.00 less per quarter than our current vendor.

The HLA current service does not offer a large item garbage pick-up.

The Board could determine if each homeowner is billed individually or HLA as a whole through the Office for collection.

The Board could add \$ 2.00 or 3.00 to each bill each year for collecting the fee.

Member Stokes: Goodfield Disposal uses a different system to pick up garbage during the road posting season to save on damage on roads.

Director Welsh will in touch with Member Stickrod to research these ideas.

Information presented today is available on website.

Chair recognizes Member Rick Stokes.

Rick recognizes out-going Board member Nicole Shake for her service to the Board and HLA.

Motion to adjourn: Director Pirtle 11:09 AM

Second: Member Robards

Motion carried.

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# Heritage Lake Association Annual Meeting

*March 18, 2017*

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# Brian Mooty – HLA Attorney



- **Actions taken related to SSA**
  - Engineering firm engaged – Austin Engineering
  - 2016 plans reviewed, specifications updated & estimates verified
  - Engineering designs reviewed by County Transportation Committee
  - Negotiated agreement with County on Development agreement
  - Development agreement finalized and approved by Tazewell County Board at the February Board Meeting
  - Bond counsel engaged and financing rates are being finalized
  - No SSA tax will be levied on 2017 County tax bill

# Brian Mooty – HLA Attorney



- **Next Steps**

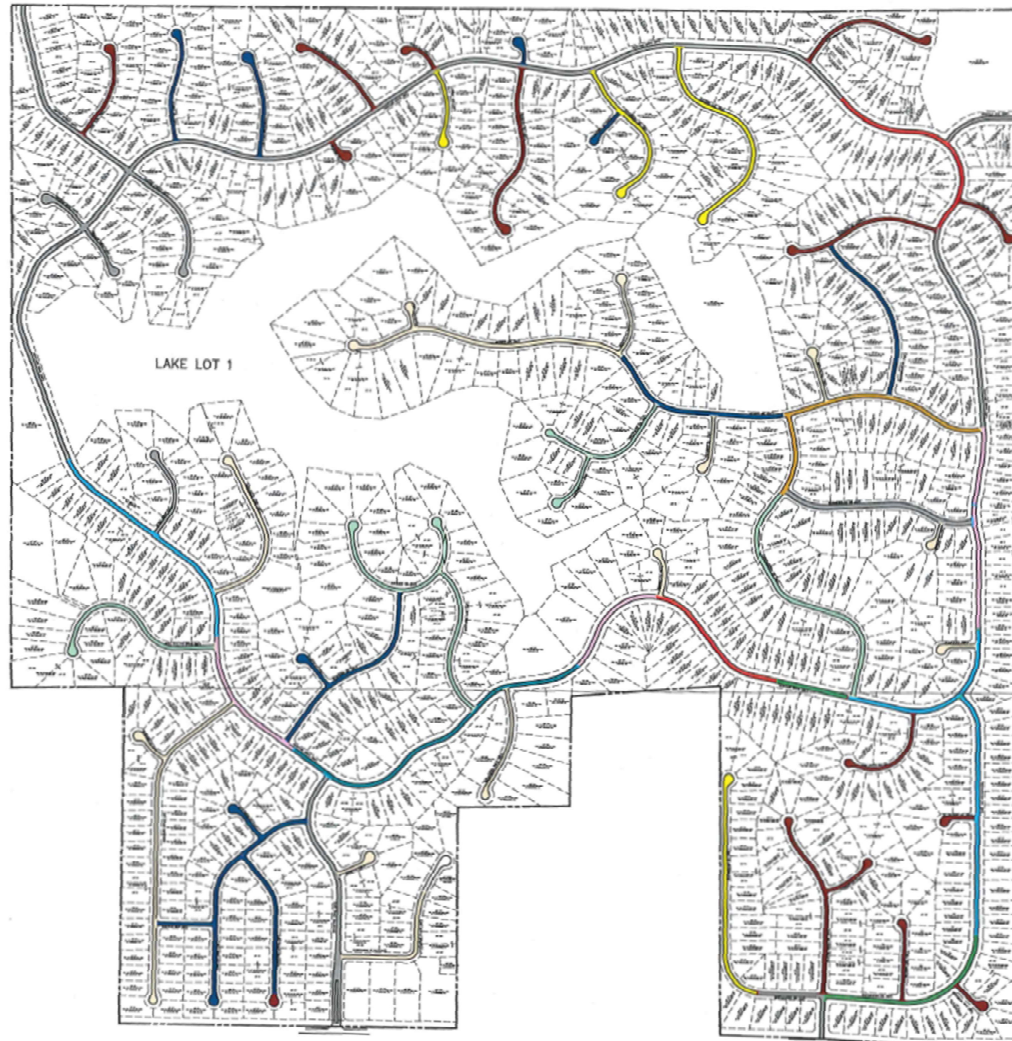
- County will finalize work with Bond Counsel
  - County to approve SSA ordinance
  - Public notice and hearing dates will be finalized
  - County to publish bid advertisement for initial improvements
  - County to adopt SSA ordinance
  - Bids will be awarded and initial SSA funded work can begin (Aug to Sept 2017)
- ~120-days
- ~60-days

# Devin Birch – Austin Engineering



- Introduction
- Provide overview of plan developed
  - Core samples reviewed to confirm constructions needs
  - Road plan similar to 2016 Annual Meeting Proposal
  - Able to improve 20 year maintenance plan under same funding amounts
  - Ditch and culvert work necessary to ensure longevity of plan

# Road Plan



## ROAD IMPROVEMENT MAP

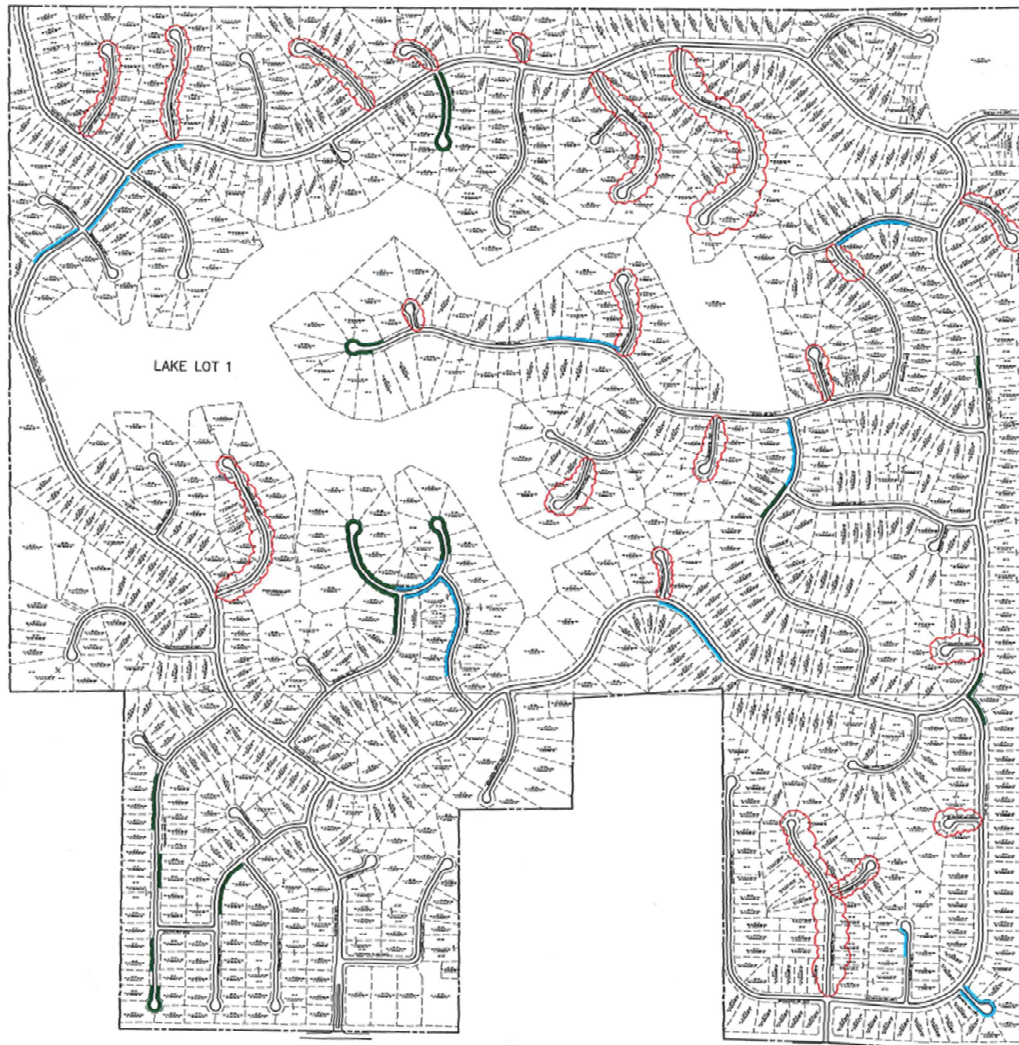
- PREVIOUSLY COMPLETED
- SECONDARY RESURFACING  
A-1 SURFACE ONLY
- SECONDARY RESURFACING  
A-2 SURFACE ONLY
- SECONDARY RECONSTRUCTION  
3" TILL W/5" CAM6 ADDED  
A-3 SURFACE
- SECONDARY RECONSTRUCTION  
4" TILL W/4" CAM6 ADDED  
A-3 SURFACE
- SECONDARY RECONSTRUCTION  
6" TILL W/2" CAM6 ADDED  
A-3 SURFACE
- SECONDARY RECONSTRUCTION  
4" TILL WITH A-3 SURFACE
- PRIMARY RESURFACING  
A-2 SURFACE ONLY
- PRIMARY RECONSTRUCTION  
4" TILL W/8% CEMENT ADDED  
PLUS 6" CAM6 AND A-3 SURFACE
- PRIMARY RECONSTRUCTION  
6" TILL W/8% CEMENT ADDED  
PLUS 4" CAM6 AND A-3 SURFACE
- PRIMARY RECONSTRUCTION  
8" TILL W/8% CEMENT ADDED  
PLUS 2" CAM6 AND A-3 SURFACE
- PRIMARY RECONSTRUCTION  
10" TILL W/8% CEMENT ADDED  
AND A-3 SURFACE

## ROAD MAINTENANCE DESIGNATIONS

HERITAGE LAKE PRELIMINARY ROAD MAINTENANCE DESIGNATIONS FOR HERITAGE LAKE ASSOCIATION		AUSTIN ENGINEERING, CO., INC. Consulting Engineers & Surveyors 9100 Rock University Drive Pecan, Texas 75075-1875 Phone 972-584-0011	
DATE: 12/27/16	BY: [Signature]	DATE: 02/16/17	PROJECT: 10-16-004
			SHEET NO. 1 OF 1



# Ditch Plan



## DITCH MAINTENANCE LEGEND

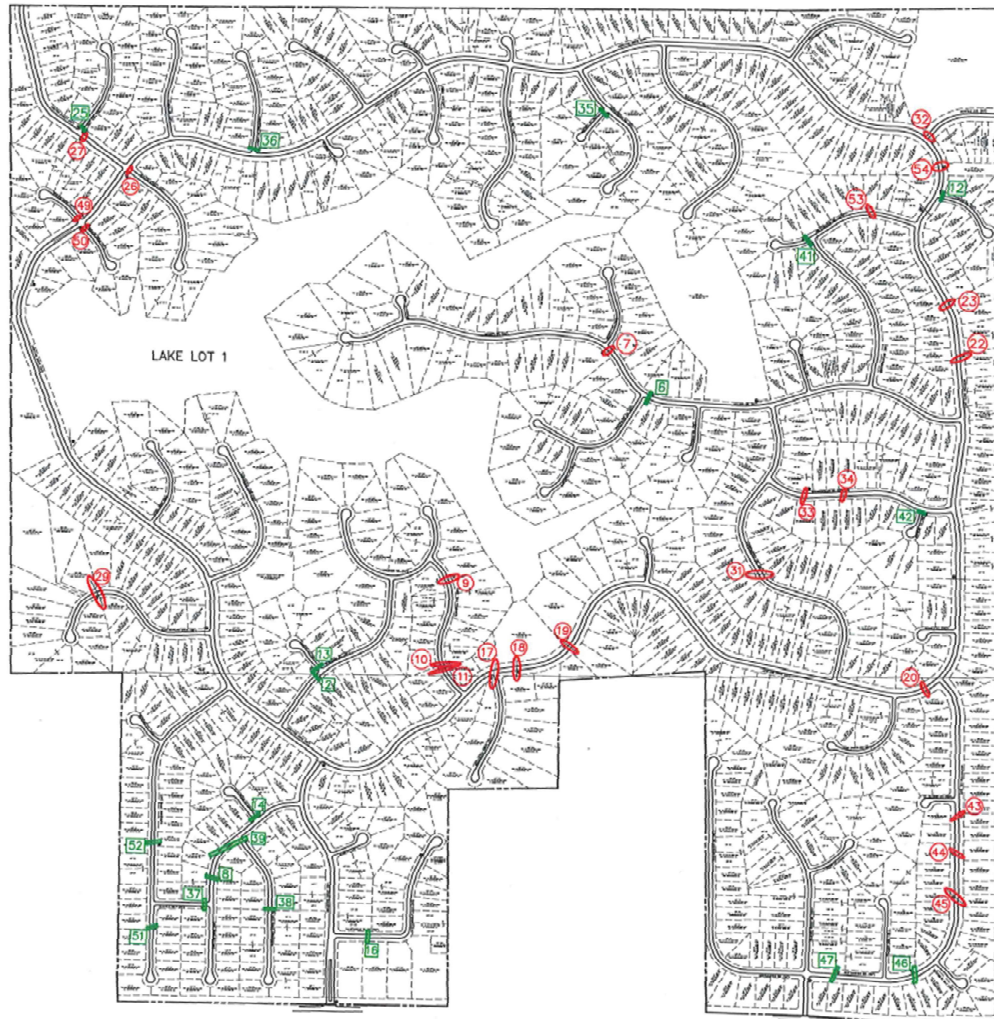
- DITCH WORK (MAJOR)
- DITCH WORK (MINOR)
- AREAS INCLUDED IN ESTIMATE BUT WORK LIMITS NOT YET DEFINED



## DITCH MAINTENANCE DESIGNATIONS

HERITAGE LAKE				AUSTIN ENGINEERING CO., INC.		
PRELIMINARY DITCH MAINTENANCE LOCATIONS				Consulting Engineers / Surveyors 8100 North University Street P.O. Box 10015 Dallas, Texas 75216-0115 License No. 184-081143		
FOR: HERITAGE LAKE ASSOCIATION				REVISED 02/16/17		
DATE 12/27/16	BY	BOOK	REVISION	PROJECT NUMBER	10-16-004	

# Culvert Plan



## CULVERT MAINTENANCE LEGEND

- 9 CULVERT MAINTENANCE LOCATION NUMBER CURED-IN-PLACE PIPE LINING
- 12 CULVERT MAINTENANCE LOCATION NUMBER REMOVE AND REPLACE
- 12 CULVERT MAINTENANCE LOCATION NUMBER REMOVE AND REPLACE
- 12 CULVERT MAINTENANCE LOCATION NUMBER REMOVE AND REPLACE

## CULVERT MAINTENANCE DESIGNATIONS

HERITAGE LAKE PRELIMINARY CULVERT MAINTENANCE LOCATIONS		<b>AE</b> AUSTIN ENGINEERING, CO., INC. Consulting Engineers / Surveyors 8100 North University Street Pearland, Texas 77581-4890 License No. 384001143	
FOR: HERITAGE LAKE ASSOCIATION	DATE: 12/27/16	BY: [Signature]	DATE: 02/16/17
			PROJECT NO. 10-16-004
			SHEET NO. 1 OF 1



## 2016 Road Fund Motion

The Reserve Road Fund Assessment shall remain in effect at \$500 through 2016. If the County Tax billing cycle begins levying the SSA Tax to Heritage Lake Association members, the Reserve Road Fund will go to \$0. If the SSA is disapproved, the Reserve Road Fund will return to \$123.58 adjusted for the CPI. Budget priority for the Reserve Road Fund shall be given to fund costs associated with creation of the SSA as well as maintenance deemed necessary to preserve road integrity before SSA funding and emergency repairs of the roads.

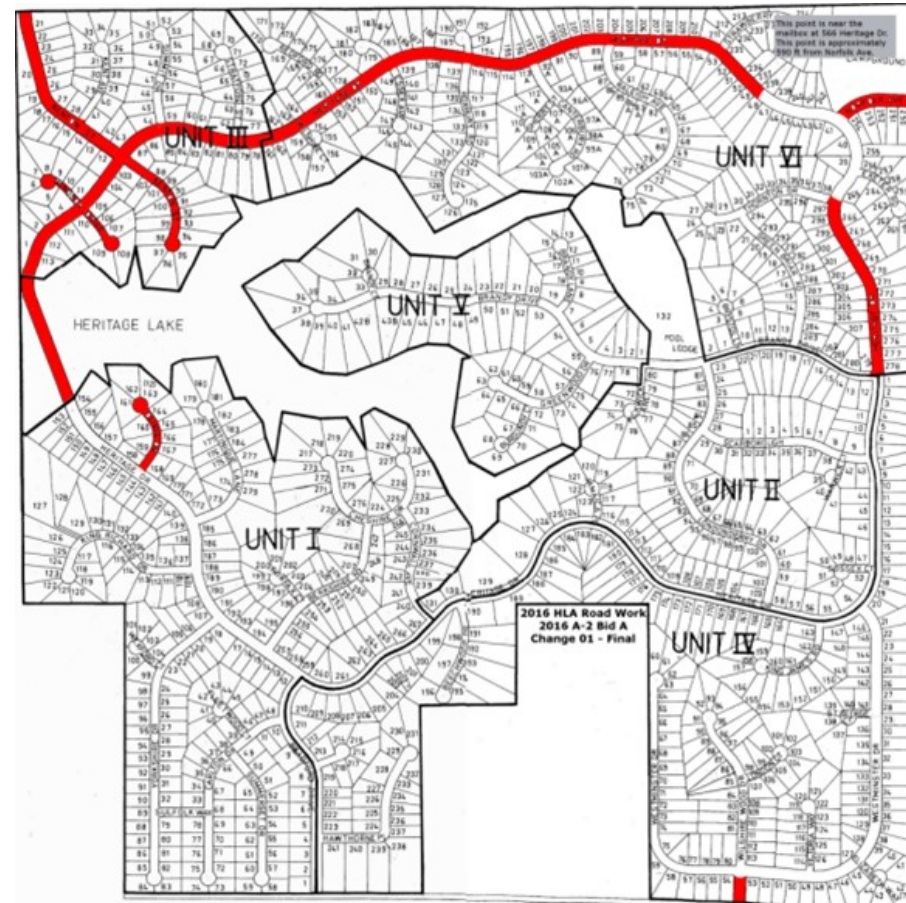
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# 2016 Road Work



- Culvert - \$6,100
- Ditch - \$20,722
- Spray Patch - \$11,215
- Seal Coat - \$162,625
- Engineering - \$26,684\*
- Reconstruction - \$0
- Maintenance - \$8,524



\*\$2,396 paid from general fund



# SSA Timing



- The timing of the SSA ordinance will not impact 2017 property taxes. First year will most likely be 2018
- SSA funding will not be available until Aug-Sept 2017 based on the current timeline
- At minimum, critical road resurfacing needs to be completed in 2017



# Benefits of Working Ahead

- Possible lower cost
- SSA funding will come late in season
  - Seal coat window - June 1 to Sept 1
  - Ditch work is better to do earlier in growing season
- Reduces direct SSA costs allowing for potentially even longer maintenance program

# What could we do in 2017 prior to SSA Funding?



- Road resurfacing
  - Similar to 2016 road work
- Engineering
  - Bids and contractor quality control
- Ditch reconstruction
  - Example - Strawberry Ln

\$485,000



# 2017 Road Funding

- HLA Funding
  - Current Road Fund balance - \$185,000
  - Road fund at \$500 generates around \$300,000
  - Total: \$485,000
- Priority
  - ✓ Road resurfacing estimated at \$134,000
  - ✓ Remaining engineering estimated at \$47,000
  - ✓ Ditch work estimated at \$302,000

# 2017 Road Fund Proposal



A Reserve Road Fund Assessment of \$500.00 shall be assessed to all members in 2017. The assessment will apply one time to each individual member regardless of the number of lots owned. Budget priority for the Reserve Road Fund shall be given to pay for costs associated with resurfacing roads, creation of the SSA, and reconstruction of ditches and culverts in advance of road improvements planned under the SSA. This billing will be due on July 1, 2017.



