

HLA August Board Meeting Minutes
August 23, 2022

Call to Order: 6:05 pm

Roll Call

Present			Absent
President Reed Treasurer Waldorf Secretary Parmele	Director Cagle Director Porter Vice President Stalzer- Arrived: 6:10 pm		Director Stickrod

Approval of August Minutes

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

Approval of Expenditures

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

Treasurer's Report

August 23, 2022

All data presented is as of July 31, 2022.

The Total Cash Balance is \$1,731,748.17 and is made up of the following fund balances:

Emergency Fund	\$168,532.72
General Funds	\$765,230.04
Infrastructure Reserve Fund	\$391,385.15
Lake Funds	\$280,849.92
Road Funds	\$125,750.34

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$107,903.42, a decrease of \$4,273.29. For additional breakdown, please refer to the July 31, 2022, Balance Sheet.

The Year-to-Date Net Income is \$ 134,993.33 with Revenues of \$311,682.13 and Expenses of \$176,688.80. Please see the YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of June the cash deposits were \$6,452.87 and the cash expenditures were \$23,618.03.

Additional report details are posted on the Heritage Lake website.
There were no unusual expenses in July.

The Finance Committee did not meet in August. 2023 budget input is beginning. Lake Fund invoices will be mailed August 29. Statements for overdue accounts will be included.

This concludes the treasurer's report for August 23, 2022.

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President's Report

No Report

COMMITTEE REPORTS - MEMBERSHIP CHAIRED

Conservation Committee – Reported by: CC Chair Kurt Lemke/President Reed

- Chair Lemke - Working on Dam Inspection and Weed Abatement
- Chair Lemke - Dam inspection no date set yet. Engineer contacted Chair late July and it will be no problem. Contact Engineer in November.
- President Reed - Inspection scheduling to be coordinated with Vice President Stalzer
- President Reed and Vice President Stalzer looked at the inspection report and the tree removal recommendations and VP Stalzer is looking at getting some of the trees taken care of down there and clear some brush near the outlet.
- President Reed - Mudman to look at repairing the concrete wall. It needs a full repair. Engineer is taking care of paperwork. President Reed will review paperwork tomorrow.
- President Reed, we plan to reline this fall. Engineer needs to get all the paperwork to DNR for approval
- President Reed - we cannot wait until we have heavy equipment there for the tree and brush removal because it will be 2-3 years before that equipment will be there. In the meantime, one of the requests in the report was to clear around the dissipater so that we can better inspect the area.
- President Stalzer - Mudman will need it cleared before he can repair the concrete wall.

Motion to approve tree removal around the dam, not to exceed \$1,500.

Motion by: President Reed Seconded by: Vice President Stalzer 6-0

Environmental Control Committee – Report Submitted by ECC Chair Brandon Stetzler

- There were only a couple of requests this month.
- 1 request to cut down 2 trees – approved
- 1 retaining wall request on the - approved.
- There were two other requests that the ECC deemed that they didn't need a formal approval letter through the accessory permit (1 dead tree with a picture of the tree and a deck that was being rebuilt on the house).
- President Reed: Is the ECC reviewing placement of the retaining wall?
- Director Porter: They provided a sketch and ECC did review to assure they were not infringing upon an adjoining property. It is a small retaining wall that will be under an existing deck. It is a rather small project. Location was the only issue.

Social Committee – Reported by Secretary Parmele

- Garage Sale: Chair Jessica Schaufler September 9 & 10
- Poker Run: Possible Dates: September 25th (preferred) or October 9th
- Halloween Party: Derrek Himmelspach Chair on October 29
- Christmas – Amy Kent
 - Details of Event-Undetermined Mostly likely will be light contest

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- Senior Chat – We may try a senior afternoon Bingo in September or October to see if there is more participation
- 2023 Events Ideas Discussed
- 5K – Chair Lora Himmelspace (2023)
- Concert Tabled for 2023 – No Chair
- Social Committee will meet every other month or as needed
- Lora Himmelspace has volunteered to be the new Social Committee Chair

Road Committee/SSA – President Reed/Road Committee Chair Reed

- Road weep at Heritage and Kenton: The Road Committee working on design phase and the area marked by JULIE to review any utility challenges. It was known that a utility crosses in the area of the weep, and several exist in the ditch in question. In total, it took about 1 week for JULIE to meet their 2-day requirement. The utility crossing the road is a Telstar fiber optic line, President Reed requested that Telstar mark the depth of this line. The Road Committee then met with the county and the contractor to finalize the plan. During the process, it was discovered that the fiber line was much closer to the road surface than previously known. The team then dug down to the fiber line to expose the line and monitor the small amount of water present. It was then determined that the water appears to be seeping from a spring in the middle of the road, rather than following the utility line from the NE ditch, and across the road. The team settled on a plan of adding a drain tile and appropriate aggregate from the center of the road, then draining into the SW ditch near the stop sign. A quote was requested from the contractor for this area, plus some base reconstruction about 75 ft from this area. The quote was received on Aug 22nd, and is being considered, with the appropriate contracts drawn up. Will work with County to get contracts together. Hoping to get it fixed in the next 2-3 weeks.
- 2023 SSA Budget and Levy: Both were approved at the Aug 16th commission meeting. The tax levy was reduced to \$415k from \$425k. The budget for culvert and seal coat work in 2023 was approved as submitted as previously discussed.

Unfinished Business – President Reed

- Dredging Permit. Last meeting, we discussed the dredging permit and the trees that were removed beyond the plan that was presented by the member. Discussed imposing a fine for that removal. The difficult part is we do not know the exact number of trees that were removed. Driving past there and by memory it was at least 4. The lot was not completely clear-cut because some of the area towards the back still remain but at least in the front it was. The frontage of that lot is a bit different than it appears on the street because of some of the property line that went back and forth when that lot was purchased.
 - Treasurer Waldorf does not appear that any erosion control was installed. You can see dirt coming back down into the lake which is a 2nd issue. We need to ask them to do something now. We need to do something about the mud coming down into the lake. Does not appear anything has been done yet to landscape that lot. Recommend a 30-day limit to get it fixed.
 - President Reed. They are planning on putting in a retaining wall similar to the neighbors. The neighbor does not have an issue, they have a wall in place and the dirt does not go over that wall.
 - Administrative Assistant will draft a letter to member for review by President Reed. Letter

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to state to clarify permits are required for houses and docks.

Motion to fine member \$400 for the unapproved removal of trees.

Motion by: President Reed

Seconded by: Director Cagle

Vote Tally: 6-0

- Lodge Gutter drain. Hold for next meeting.
- Campground: RV waste sewage. We had been asked if members can use it and this issue was brought up a few months ago. Discussed with a few members on fees to utilize the RV waste disposal and tried to get a cost of what actual campgrounds charge. It is anywhere between \$5 and \$20. Since we have a drop box at campground already, if you are using the campground, you are already paying to use the campground, it will be included.
 - If you are not camping at the campground, there should be a fee imposed. That will help pay for pumping it out.
 - Discussion regarding locking, unlocking sewage disposal, assigning a usage time, and staffing. It is unknown how much it is being used or when the last time it was pumped. It should be monitored.
 - Sewage inlet will be locked
 - Camping Sewage Disposal Fee: \$10 if not using campground.
 - Fee to be deposited in lock box at campground.
 - Camping Sewage Disposal No charge if with paid use of campground
 - Sewage Disposal will be open from 6:00pm-8:00pm upon prior request to the office during the summer.
 - HLA has 4 septic systems, Lodge, Beach bathroom, Campground bathroom, and Campground dump station. Need to get a consistent inspection yearly on all systems. Vice President Stalzer will get costs for yearly inspections and provide recommendations and a report to HLA for any issues.
- Fence at 42 Yorkshire. Email was sent to member, no response. Certified letter will now be sent to ensure receipt.
- Request to use lodge for St. Jude fundraiser. Request was approved last meeting. Discussion if this is a private party or open to the public? Is there an issue with being open to the public? Board agreed there was not an issue for this event.
- Removal of dock. Dock has been removed. Maintenance will pick up
- Dog Park chairperson: Vice President Stalzer will contact Greg Richman to identify a chairperson that the board can approve for this committee.
- AED: Neville contacted the office about the status of AEDs and noted that AEDs, batteries and pads are difficult to get right now. They conduct checks of AEDs and inquired about the status of the battery and pads. Battery invoice from 2021 stated that Lodge AED battery has 4-year life. The pads need to be checked for expiration date.
- Vice President Stalzer will check status of AED at beach house.
- Thefts and Vandalism: legal items will be discussed in executive session. Lodge security cameras. Director Stickrod has not ordered the cameras yet, but the wire has been run for the cameras.
- Lighting on backside of Lodge, sensors, or motion activation. Director Porter will contact Director Stickrod.

New Business

BOARD CHAIRED

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Maintenance Reported by Director Cagle

Mowing is starting to wind down, allowing focus on other items such as the tree house.

Member question asked about the rock at the boat parking area. It will be used for the area where the bank has washed away from dock and the walkway has slid down and will also be used for erosion control.

Pool & Lodge Report Submitted by Director Stickrod

Pool:

- Is closed and we are working on getting quotes for resurfacing and repair to the skimmers. It seems we have a leak on one of the jets. If we can be sure, it would include cutting and breaking up the deck in that location to repair it.
- The concessions are in the fridge in the lifeguard shack for now.

I'm working with Dean to get some of the work for next year done this fall so we don't end up like this year waiting on repairs before we can open.

Lodge:

- Lodge seems to be going ok. I attended a party last weekend and got many compliments on the new look.
- I'm still trying to get back to engineers on the bathroom remodel.
- I have asked Koch construction to give us a budgeting quote to put a bath house by the pool.
- Now that the pool is closed, I am hoping to put more time towards the camera system.

Work is extremely busy for me right now. Lots of out of town and overtime. I will not be able to be at the board meeting again this month but will do my best to zoom in.

Outdoor Amenities Reported by Vice President Stalzer

Actions still needed:

- Boat ramp dock modified to create an L shape
- New equipment to be installed, Cat foam construction equipment donated by Grand Prairie Mall
- 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.
- Beach improvements:
- New culverts and sloping have been completed
- Steps still to come

Please help us patrol the HLA amenities, the beach bathrooms have been vandalized a couple of times already in August, our security can't be everywhere all the time.

Office Organization/Website Reported by Secretary Parmele

- Lodge Rental Contracts since last meeting - 3

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- Pool Rental Contracts since last meeting - 2
- Real Estate Transfers since last meeting – 1
- Email Responses: 225
- Prepping for Lake Fund Statements to be sent out by the end of August.
- Making changes to the HLA Facebook group. We will no longer allow anyone under 18 and will be removing those that belong that we are aware of.
- No names or photos of minors are allowed to be posted.
- Member's children, even if over 18, will not be added to the HLA Facebook Group.
- Rules and questions for the HLA Facebook Group will be changing.

Admin/HR

- No report.

Building/Zoning/Security-Reported by Director Porter

- Member requesting a sign at end of Bradford with directions to Lodge and Boat Ramp. We have not had any other requests since that sign was removed. Board agreed sign is no longer needed.
- Wade Brush has been hired for security with expanded hours.
- Amber flashing lights are ordered for security vehicles and are within the legal guidelines. Magnetic security vehicle signs will also be placed on security vehicles.
- 976 vehicle stickers issued to date
- Speeding tickets issued since last board meeting — 1; fine not paid yet
- Tickets for running stop signs since last board meeting — 2; fine not paid yet
- Tickets for no sticker since last board meeting — 6; 2 had stickers, but not displayed
- Tickets for no sticker previously issued and stickers now obtained since last meeting — 2
- Investigating several issues: Pool vandalism, Beach bath house vandalism, road obstructions on Kenton, and removal of several signs and the disappearance of the sign on Yorkshire and Heritage.
- Working with County police to do more passes through Heritage Lake on several different shifts.
- Director Stickrod is waiting to hear from the lawyer on the abandoned cars to move forward. The tow company is just waiting for us to give the go ahead.
- Discussion regarding proposal to move Board meetings back to Monday night. For operational purposes, Tuesday Board meetings help the office and board to be more prepared. Board agreed to continue 4th Tuesday Board meetings at 6:00pm

Membership Questions

- Member asked for calendar for meetings. All Board meetings are currently posted on the HLA website under Calendar Events.
- Member asked if Maintenance on the levy is over and above the property taxes on the road. It is not a new tax. It's the "Drainage Tax" item on your real estate taxes.
- Member: where does lake water come from? The lake water comes from the ravines that drain into it.

Executive Session

Motion to move to Executive Session (7:48 pm)

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Motion by: Vice President Stalzer Seconded by: Secretary Parmele 6-0

Motion to end Executive Session (8:20 pm)

Motion by: Director Cagle Seconded by: Vice President Stalzer 6-0

Meeting Adjournment:

Motion to adjourn (8:21 pm)

Motion by: Director Porter Seconded by: Secretary Parmele 6-0