

HLA October Board Meeting Minutes
October 25, 2022

Call to Order: 6:07pm

Roll Call

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

Approval of September Minutes

September Meeting Minutes are being reviewed and will be covered at the November meeting

Approval of Expenditures

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

Treasurer's Report

All data presented is as of September 30, 2022.

The Total Cash Balance is \$1,714,356.17 and is made up of the following fund balances:

Emergency Fund	\$168,578.01
General Funds	\$724,781.38
Infrastructure Reserve Fund	\$392,271.38
Lake Funds	\$301,582.07
Road Funds	\$127,143.33

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$118,784.11, an increase of \$18,248.69. The increase was primarily driven by unpaid Lake Funds which were due October 1. For additional breakdown, please refer to the September 30, 2022, Balance Sheet.

The Year-to-Date Net Income is \$ 131,795.53 with Revenues of \$359,210.27 and Expenses of \$227,414.74. Please see the YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of September the cash deposits were \$26,658.47 and the cash expenditures were \$27,902.48.

There were no unusual expenses in September. Additional report details are posted on the Heritage Lake website. The Finance Committee met in October to discuss the 2023 budget. Any outstanding Lake Fund balances are due.

President's Report – Reported by President Reed

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- Finance Committee member Jim Flynn is going to reach out to a potential Treasurer candidate. There is one more on the list that will be contacted after Jim reports back. There are openings on the Finance Committee as well.

COMMITTEE REPORTS - MEMBERSHIP CHAIRED

Conservation Committee – Reported by President Reed

- Dam engineering is progressing. All documentation for review was submitted back to the engineers and they have made all the corrections. The contract is ready to go. The engineer is waiting on information from supplier for the stop logs before the engineering drawings can be completed.
- The bi-annual dam inspection is on Friday. President Reed will attend the dam inspection.
- Bob Thaller will be working on the concrete work on the dam in the next few weeks.

Environmental Control Committee – Report Submitted by Director Porter

The only three members of the ECC (Brandon Stetzler - chair, Jake Shelmidine, and Nancy Reed) resigned in October.

For the month of October:

- 3 requests to remove dead trees that were approved.
- 1 request for a driveway to be widened. Work was done before the request was approved. There was no need for a culvert upgrade or repair, approval is being sent directly.
- 1 retaining wall request was approved.
- 1 4' chain link fence request was approved.
- 2 shed/outbuilding requests are pending direct approval.

Motion to add David Taylor to the Environmental Control Committee

Motion by: Director Porter

Seconded by: Vice President Stalzer

Vote Tally: 6-0

Social Committee – Reported by Secretary Parmele

- **Halloween**
 - Halloween Weenie Roast and Trick or Treating is on 10/29 and plans are coming along nicely thanks to many generous donations.
 - Virtual costume contest
 - Haunted/Decorated House Map will be posted.
- **Painting with Joan**
 - October 20 was booked for 9 out of 10 spots but due to an illness, Paint Class has been rescheduled.
- **Craft Sale**
 - HLA Craft (11/19) show needs 10 vendors to make event happen. Currently we have 4 vendors who applied. A last call for HLA members to sign-up will be posted and vendors from outside of HLA will be invited to also participate.
- **Christmas Decorating**
 - HLA Member has offered Christmas decorating class tentatively scheduled for first part of December. Details are being finalized and will be posted soon

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

- The weep area on Heritage Dr near Kenton was excavated and drainage materials were installed to help drain the ground water that accumulates in this area. Another area with poor base conditions was repaired as well. Next step is to cover the repair with asphalt. Quoting and contracts are underway.
- The road committee will meet in November to start plans for the 2023 road maintenance work.

Unfinished Business – President Reed

- Budget
 - Updated CPI (September CPI, released in Mid-October) is now 8.2% it was previously 8.3%. 2023 Proposed Budget summary will be mailed the first part of November. Full budget with all accounting categories will be posted on the website.
- Dredging Permit and the fine for the trees removed was mailed. Erosion control has been put up.
- Campground Dump Station. Locks will be added in the next few weeks.
- 42 Yorkshire fence: status was deferred until this meeting giving more than 30 days for action. Next step is to assess a fine for the vehicle gate that has not been reduced. Discussion on fine to be set. Board set fine at \$500. If the gate is in compliance in the first 30 days after the letter is sent, the fine will be dismissed. If no action is taken within 30 days, a \$500 fine will be assessed for each 30 days the fence gate is not in compliance.

Motion to send a letter with notification that an assessed \$500 fine for failure to comply with the approved permit. If member complies within 30 days, the fine will be waived. If fence is still not in compliance after 30 days, member will be assessed a \$500 fine each month the fence is not in compliance with the approved permit.

Motion by: Director Porter

Seconded by: Secretary Parmele

Vote Tally: 6-0

- Fence on Elizabeth Way letter. A metal 3' fence was installed in the front yard, which is in direction violation of our rules. No permit was submitted. Member did reply they needed it for the dogs. Director Porter and President Reed will review response from member.

New Business

- Fall Volunteer Day. Vice President Stalzer suggested we move the volunteer day to spring.
 - Vice President Stalzer received suggested projects:
 - Removing shed at baseball field
 - Clearing brush by dog park
 - Front entrance flower beds
 - Beach cleanup

BOARD CHAIRED

Maintenance - Reported by Director Cagle

- Maintenance has been working on the shoreline near the boat ramp and the walkway to the dock,
- The boat dock configuration has been changed to make a square corner at the end of the dock.

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- Snowplow equipment is being prepped.
- Scheduled plans to remove the tree house at the lot on Brandy and to remove a dying tree at the lodge.
- Will relist the old spreader equipment and try again to sell.

Pool & Lodge Report Submitted by Director

Pool:

- Expecting a quote from Just in Time, a Chicago company, that suggested a pressure washer to strip the old paint and bad cement from the pool and then a full re plaster. Pool committee has not met to discuss this process.
- The new chlorinator has been ordered from Deano's Pools.

Lodge:

- Contacted an Engineer and an Architect to look at our plans for the lodge bathrooms. The ADA info so far is that there is no minimum or maximum length for a path to the bathrooms for the pool. The sidewalk must be 36" minimum and can't be more than a 5% grade. If over a 5% grade, then handrails are needed. Sent Engineer what was submitted to the board for keeping the bathrooms in the lodge for review. The state's timeframe is a 6-to-8 week for permit approvals.
- Dimmers have been installed for the lights, special thanks to Wm. Masters.
- Brad/Patty to reach out to attorney on whether we need signs for areas that are covered by security cameras.
- Completed review of Lodge Agreement and will submit for Board review to be discussed at November meeting.
 - Proposed an addition of a 4-hour rental, cleanup costs are the same.
 - Working on the new Lodge agreement hoping to present at the board meeting suggested changes.

Outdoor Amenities Reported by Vice President Stalzer

- Bathrooms will be closed for the season after Halloween.
- Energy dissipator work should begin in late October to repair damage.
- A&J will be providing a quote on the electricity at the campground. The meter needs to be replaced at the campground.

Office Organization/Website Reported by Secretary Parmele

- Prepping for budget mailing in November
- 1 Completed, 4 Pending Real Estate Transfers
- 2 Lodge Rentals
- Began making contacts for website update

Admin/HR

- No report.

Building/Zoning/Security-Reported by Director Porter

- 2 Speeding tickets
- 0 Speeding ticket paid
- 1 ticket issued for failure to stop

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- Need a new Chairperson to head the ECC committee
- Randy Davis has returned to work
- Plan to have security cameras in place at Beach house
- Car on Exeter has been tagged and removed.

Member Questions

No questions.

Executive Session

Motion to move to Executive Session (7:27pm)

Motion by: Director Stickrod Seconded by: Vice President Stalzer Vote Tally: 6-0

Motion to end Executive Session (7:39pm)

Motion by: Director Stickrod Seconded by: Director Porter Vote Tally: 6-0

Meeting Adjournment:

Motion to adjourn. (7:39pm)

Motion by: Director Stickrod Seconded by: Vice President Stalzer Vote Tally: 6-0