

HLA March Board Meeting Minutes  
March 28, 2023

Call to Order: 6:00pm

Present

Absent

President Reed  
Secretary Parmele  
Treasurer Kent

Director Cagle  
Director Porter

Director Masters  
Vice President Stalzer

**Approval of Minutes**

Motion to approve February Meeting Minutes.

Motion by: Director Porter      Seconded by: Secretary Parmele      Vote Tally: 5-0

**Approval of Expenditures**

Motion to approve February Expenditures

Motion By: Treasurer Kent      Seconded By: Secretary Parmele      Vote tally: 5-0

**Treasurer's Report**

All data presented is as of February 28th, 2023.

The Total Cash Balance is \$1,808,613 and is made up of the following fund balances:

Emergency Fund .....	\$168,809
General Funds .....	\$809,800
Infrastructure Reserve Fund .....	\$393,834
Lake Funds .....	\$306,183
Road Funds .....	\$128,007

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$252,071, an increase of \$156,466. This is being driven by the annual assessment. For additional breakdown, please refer to the February 28th, 2023, Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$267,021 with Revenues of \$306,979 and Expenses of \$39,957. Please see the February YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of February the cash deposits were \$148,702 and the cash expenditures were \$13,937.

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

**President's Report – Reported by President Reed**

No report

**COMMITTEE REPORTS - MEMBERSHIP CHAIRED**

**Conservation Committee – Chair Kurt Lemke – Reported by President Reed**

- The engineering firm completed the permit packet for the primary spillway lining and update. It was reviewed last week, and a final draft was sent late last week. The next step is submission of the permit to the DNR.
- DNR has a 60-day comment period to respond.
- Membership meetings will be set up to describe the entire project and this first phase in detail.

**Environmental Control Committee – Reported by Director Porter**

- Approved concrete pad on Raleigh.
- Solar project at 636 Heritage, provided detailed description. Need HLA Accessory Permit Application completed.
- Yorkshire gate is still unresolved.
- No response to letter sent regarding the fence in the front yard at Elizabeth Way.
- Nothing new on the Permit application for 6 Scarborough (Modular Home)
- Potential member sent inquiry of building on relative's property.

**Social Committee – Reported by Secretary Parmele**

- Tie Dye Event was held in March. Thanks to Erin Reed for chairing this event. Plans to hold another Tie Dye Event in early summer.
- Easter Egg Hunt 3:00 April 2nd Beach – Chair Abigail Hines – co-chairs Paige Hasler & Jeanette Burash
- Spring Craft Show - April 22nd – Chair Lora Himmelspace – Currently 9 Vendors & 1 Food Truck
- Reviewed costs from Neville for a dumpster for an HLA Cleanup Day as suggested at annual meeting.

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

- The final seal coat plans were discussed and agreed to by the road committee and have gone out to county. They should be going out to bid this week.
- We are currently marking roads for spray patch. Markings will be either pink, white, or green. Other markings may be Telstar who is running fiber optics.
- Our next meeting will be this week to discuss spray patch areas and culvert lining.

**Unfinished Business**

- Discussed fence screen on Warwick. Member requested appeal via email. Board rejected appeal. Director Porter will discuss with ECC to see if they will agree to limit screening to 18" from the bottom of the fence with completion date in July.

Motion to abide by ECC decision, rejecting appeal for the full fence screen.

Motion by: Director Porter      Seconded by: Director Cagle      Vote Tally: 5-0

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**New Business**

- Garbage collection. Andrew Clinton volunteered to chair a committee to review an organized contract-based trash collection. Vice President Stalzer is the board sponsor. No other volunteers at this time. Andrew will provide post for Facebook and Website for volunteers. The committee will conduct a review of options and report back to the Board.
- Erosion on Roxbury will be discussed in Executive Session
- Discussion of weight limit violation on Essex. Member was notified, member did not drive it but gave permission to park overweight vehicle. The vehicle was removed the same evening.

Motion to access fine member \$500 as written in our rules.

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

**Maintenance – Reported by Director Cagle**

- Tree trimming
- Cleaning culverts
- Will be doing some dock repair.

**Pool/Lodge – Director Masters**

**Lodge:**

- Director Masters has the contact information for the Farnsworth Group representative and will be in contact with them to continue working on the bathroom renovations.

**Pool:**

- Director Masters has received a quote from Precision Home Renovation to perform daily maintenance for the pool this summer. They are recommending we get the pool acid washed before opening to help prevent chemistry issues throughout the summer. The quote required use of chemicals from D&L Pools Inc.
  - A quote was also submitted from D&L Pools Inc, for half of the season's chemicals.
  - Discussion regarding quotes. We are recommended to review 3 bids if possible, may only be able to get one more bid.
  - We should also get a current response from Deano who we have worked with in the past.

Motion to approve the Precision Home Renovations contract as submitted, pending comment and bid from Deano's Pools.

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

- Maintenance will do lodge area brush cleanup and will assist in pool clean out.
- Director Porter will work with Director Masters to coordinate pool season cleanup.
- Director Cagle will contact Brian Clark for details on acid washing the pool.
- Painting could be done with volunteers. Need someone to do concrete repairs.
- The desired date to open the pool is Memorial Day Weekend. The pool needs to be filled at least a week prior to opening.
- Recommend drain the pool mid-April to allow for repairs and painting.
- Posting for head lifeguard and lifeguards on Facebook and HLA website

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- Secretary Parmele will check the pay scale for lifeguards from last year.
- President Reed will send final pay rates to Director Masters.

**Outdoor Amenities – Vice President Stalzer**

- Review member feedback on dock. Office will check with member to see if she looked at the fishing dock.
- Vice President Stalzer reviewed the path to the fishing dock and provided a plan to move the position of the boat ramp dock further out, for easier access to get pontoons in and out. Also, pursued quote to put a gravel trail to dock.
- Reviewed a quote from Mud Man Concrete to pour 8 x 4 pad and anchor existing dock. Removal of the post that lines the boat launch. Contractor combined both projects for \$2200. Also proposed as an option that he can pour the path to the fishing dock in concrete instead of gravel and do all the other work in addition for a total of \$2800.
- Need to confirm the sidewalk width.

Motion to approve Mud Man Concrete quote, not to exceed \$3100 and specifically the concrete path option at \$2800.

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

**Office Organization/Website - Reported by Secretary Parmele**

- Preparations for Annual Meeting
- Updated and added Access Reports to assist with SSA, lot ownership. This was an extensive cleanup and overhaul of the Access database.
- 326 - Decals YTD
- 3 Real Estate Transfers YTD

**Building/Zoning/Security – Reported by Bob Porter**

- No Speeding tickets have been issued or paid for since the last board meeting.
- New security cameras on the beach bath house men's side are installed, cameras will work at night.
- Working with Rich Sharp to go over the video equipment at the beach house and lodge.
- Discuss additional speed limit signs needed.
- Director Porter will be setting up times at the lodge for Members to get their Vehicle stickers.
- Discussed removal of Ameren pole after road weight limits are lifted. The pole near the spillway inlet will be removed. The light further half way down the dam will be removed but may place a solar light in its place if allowed by Ameren. Director Porter will verify with Ameren that charges for lights will be modified as appropriate.

Motion to approve funds up to \$2500 to move light from spillway to boat ramp and will eliminate other light on dam.

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

**Member Question**

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- Member asked about the tennis courts being repaired and lined for pickleball and disc golf course.
  - There is a new director for the pool and lodge. HLA will get materials to seal the cracks and paint and work will be done as a volunteer project. No objection to adding tennis and pickleball lines.
  - Disc Golf course cleaned up. There was a volunteer effort but last year had very limited volunteers to assist.
  - Can speed bumps be repainted? Maintenance paints speed bumps each spring and freshen paint on signposts.

**Executive Session: 7:57 PM**

Motion to move to Executive Session

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

**Meeting Adjournment: 8:25 pm**

Motion to Adjourn

Motion by: Secretary Parmele      Seconded by: Treasurer Kent      Vote Tally: 5-0