

Heritage Lake Association
February Board Meeting Minutes
April 30, 2024

Call to Order: 6:01 pm

<u>Present</u>		<u>Absent</u>
President Reed	Secretary Hasty	
Treasurer Kent	Director Porter	
Vice President Stalzer	Director Cagle	
	Director Masters	

Approval of Minutes

Motion to approve meeting minutes from March.

1st: Treasurer Kent 2nd : Director Porter Vote tally: 7-0

Approval of Expenditures

Motion to approve expenditures from February.

1st: Director Porter 2nd: Secretary Hasty Vote tally: 7-0

Treasurer’s Report

All data presented is as of Mar 31st, 2024.

The Total Cash Balance is \$2,001,430 and is made up of the following fund balances:

Emergency Fund	\$186,340
General Funds	\$920,502
Infrastructure Reserve Fund	\$406,030
Lake Funds	\$356,832
Road Funds	\$131,725

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$123,217, a decrease of \$72,663, which is being driven by payment of the annual assessments. For additional breakdown, please refer to the March 31st, 2024 Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$270,675 with Revenues of \$332,510 and Expenses of \$61,835. Please see the March YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of March the cash deposits were \$73,824 and the cash expenditures were \$30,608

Additional report details are posted on the Heritage Lake website.

Conservation Committee - Update from Brad Reed on Dam Construction

- Per the previous board meeting updates, since March 11th we have had some significant dam work out for bid. This is a big step, the work started for this effort all the way back in

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2014-2015 in the conservation committee. This is the first part of a two part project. The first part consists of lining the existing spillway pipe to significantly lengthen the life of the existing 30" corrugated steel pipe and to update the existing inlet structure. The inlet structure updates are required by the DNR to bring the dam up to current standards. This is done by adding a gate that can be used to evacuate water from the lake - this is what requires most of the excavation. We are also replacing the dewatering valve that has leaked and been plugged up over the years. The second part consists of installing a new 60" diameter secondary spillway - engineering plans still need to be finalized for this portion. The second part of this project has not been sent out to bid.

- April 17th at 10 am was the due date for the bids. The bid package allowed for contractors to bid the primary spillway inlet structure work and/or the pipe lining. Since not all contractors will be able to perform both projects. This also allows us to stagger the timing of both since the lining generally does not disturb the boat ramp. The bid package was advertised in the Journal Star, to plan rooms (Dodge Data & Analytics, Construct Connect, DataBid, Greater Peoria Contractors & Suppliers Assoc., Central Illinois Plan Room, Quincy Plan Room, African American Contractors Association, East Central Illinois Building & Construction Trades Council) and contractors (Stark Excavating, Inc., Illinois Civil Contractors, Inc., Engineering & Construction Innovations, Inc., Otto Baum Company, Inc., J C Dillion, Inc.). We also had a pre-bid meeting that two excavation contractors and one pipe lining contractor attended.
- In the end, we received one bid for the spillway inlet work ONLY. The second excavation contractor chose not to bid for reasons unknown. The sole bidder is Stark Excavating (the pipe lining contractor (Hoerr Construction) they were working with did not have the required UV cure equipment). Both engineers have worked with Stark, and they come highly recommended. Their bid is \$168,718.01, which includes labor and purchasing of all required parts for the inlet work. It does not include pipe lining, see below. The cost is higher than I expected, but mostly in-line with what the engineers expected. Going through the individual line items, most seem reasonable to me - note that each includes installation of the part mentioned. I don't have a good feel for whether \$73k in excavation is good or not, I just don't have that experience. Assuming the bid is approved, we plan to meet with the contractor and see if they have any suggestions for reducing cost. There may be some flexibility in the engineering plans, and their field experience should be helpful.
- A bid for the pipe lining was provided on April 30, 2024 by JC Dillon for \$55,332.00.
- I recommend approving the bid for the spillway inlet work at \$168,718.01 and the bid for the pipe lining at \$55,332.00

Motion to approve the inlet construction bid with Stark Excavating at \$168,718.01

1st: President Reed 2nd: Vice President Stalzer Vote Tally: 7-0

Motion to approve the spillway pipe lining estimate from JC Dillon at \$55,332.00 pending addition of lining warranty on the bid.

- Directors Porter and Masters asked whether warranty is included. Workmanship warranty is a 1 year period as stated on the bid. The manufacturers warranty for the lining material is unknown. President Reed will have this added/stated in the bid.

1st: President Reed 2nd: Vice President Stalzer Vote Tally: 7-0

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President Reed will bring next steps to the May board meeting.

Environmental Control Committee - Debra Mielke

Pending Permit Issues:

- 40 Yorkshire Dr. Accessory permit for a 6' privacy fence. The ECC denied this application and informed the homeowner they could bring their request to the monthly board meeting.

Closed/Approved Permits:

- 988 Heritage Dr. tree permit. APPROVED
- 10 Summerset Dr. Accessory permit for gravel driveway APPROVED.
- 10 Summerset Dr. Access Easement change for culvert. APPROVED
- 11 Thornton Dr. two tree permits. APPROVED
- 8 Yorkshire Dr. Access Easement permit & Accessory permit for concrete driveway & culvert. APPROVED

Motion to approve to add Rob Walsh to ECC

1st: Director Porter

2nd: Treasurer Kent

Vote Tally: 7-0

Social Committee – Amy Kent

- Taylor Dudgeon – New Social Committee Chair replacing Lora. We'd like to thank Lora for all her efforts over the past few years. She did an outstanding job and will be missed.

Motion to approve Taylor Dudgeon as the new social committee chair.

1st: Treasurer Kent

2nd: Director Porter

Vote Tally: 7-0

- Garden Club – Held April 21st

Road Committee/SSA - Brad Reed

- No updates

Unfinished Business

- Rec Sports Use Agreement – will discuss next month
- Property donation – recording in process; will offer it to neighbors on first right of refusal. If neither want it, the Board can discuss at that time.
- PTO Policy - no update
- Junk Day
 - Initially proposed September 6 as the date, 2 dumpsters at the maintenance shed, will be picked up on Monday.
 - Decided on September 14, and will check on 3 dumpsters. We will need to get a list of what they'll accept and what they won't accept in the dumpsters. President Reed sent question to the attorney regarding whether the board can allow members who are in good standing and are current customers, etc.

New Business

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- Septic Estimates for Campground – Vice President Stalzer reviewed the bid he’s received, he is waiting for a 2nd bid.

Motion to approve and not to exceed \$5,000 for septic service & maintenance plan.

1st: Vice President Stalzer 2nd: Director Cagle Vote Tally: 7-0

- Electronic Recycling Information – Secretary Hasty discussed Taz Co information on this, and asked that this information be posted on FB and HLA website as the dates get closer. The board agreed that members should use the options available rather than the subdivision paying for local service.
- Discussion and approval of the HLA Dam Spillway Lining & Primary Spillway Inlet Update Bids (above during Conservation Committee Update).

Maintenance – Matt Cagle

- Worked on cleaning the pool
- Mowing season is here
- Cut down some trees
- Worked on dock repair

Pool/Lodge – Director Masters

Lodge:

- HVAC complete
- Flooring next – shared samples for flooring and trim – Board came to consensus on choices

Pool:

- Pumping down water/concrete repairs/power washing/fill pool
 - Aim to open by Memorial Day

Outdoor Amenities – Vice President Stalzer

- Bathrooms are open at the beach & the campground
- Have had one group camp already
- DNR shocks the lake for a fish count every 3 years, will add to the website
- Discussed fish stock, will add to the website

Office Organization/Website Admin/HR – Cristy Hasty

- HLA mailbox is now available, location is outside the HLA entrance door on the wall.
- Office has been busy working with Republic on HLA accounts, member questions, clarification on issues with Republic, postings re the same, etc.
- Office updated 2024 pool documents, ready to post in May.
- Office Stats:
 - 4 - Real Estate Transfers YTD
 - 555 - Vehicle Stickers YTD

Building/Zoning/Security – Bob Porter

Security:

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- 3 tickets for no stickers on vehicles parked at the boat ramp
- 1 of these the member came in to pick up their 2024 stickers
- 2 of these, No license plate match

Re: 215 Brandy Dr. & 11 Beechwood Rd. We have not heard back from Tazewell County Zoning on their site investigation. Will update he we find anything out.

Taz Co doing follow-up this Thursday at 215 Brandy Dr. to see if they've complied or not. If not, they will get a Notice to Appear.

Member Questions

- Member requested Board to review and approve his request to repair existing fence, just one side at 40 Yorkshire.
 - The board agrees with allowing repair of the fence, not adding to it, or tearing down to build new.

Motion to allow repair of existing fence. Fence on the rear of the house will remain the same.

1st: Director Porter

2nd: Secretary Hasty

Vote Tally: 7-0

Executive Session: None

Meeting Adjournment:

Motion to Adjourn at 7:39 pm

Motion by: Treasurer Kent

Seconded by: Director Cagle

Vote Tally: 7-0