Heidelberg Beach

Board of Trustees &
Annual Membership
Meeting Minutes

2010-2019
Board of Trustees Meeting  
Heidelberg Beach Association  
May 1, 2010

Present: Bill Chidester (Pres-presiding), Roger Nehls (VP), Dick Castele (Treasurer), Jane Chidester (Secretary), Mary Chidester (Real Estate), Carol Dunkle, Mark Hayman, Barclay Rohrbaugh.

Absent: Jack Corrigan, Dick Henderson, Jack Kramer, David Rohrbaugh.

Opening: The meeting was opened with a prayer by Bill Chidester at 10:00 AM.

Minutes: Bill Chidester (Dick Castele) moved that the minutes from the November 7th, 2009 Board Meeting be approved. Motion passed unanimously.

Treasurer’s Report:

Dick Castele reported that he anticipates we will end the fiscal year under budget by approximately $445.

The only unanticipated cost was $650 in sales tax that we paid to the tree company for their services for the year. In the past, they had not charged us sales tax. Both Jack Corrigan and Dick Castele researched the Ohio Revised Code and independently determined that Heidelberg Beach, unfortunately, is NOT eligible for sales tax exemption. This over budget item was offset by under budget items in other cost categories.

Real Estate:

Nehls Lease Transfer: Mary Chidester (Dick Castele) made a motion to consent to the transfer of the lease for lots 75, 76 and 77A located on Indiana Road, from Roger Nehls and Rosalie Nehls to Roger C. Nehls and May Rosalie Nehls, Co-Trustees, or the survivor as Sole Trustee, of the Nehls Family Revocable Trust UAD January 19, 2010. Motion passed unanimously. Roger Nehls remitted the $50 lease transfer fee to the Association.

Requested ODOT Easement: Roger Nehls (Barclay Rohrbaugh) moved that the Board of Directors of the Company hereby approve the donation of a perpetual easement for highway purposes to the Ohio Department of Transportation over a 0.0086 acre area more particularly described on Exhibit A and depicted on Exhibit B, attached hereto and made a part hereof; and further that the President of the Company, William Chidester, is hereby authorized and directed to take all necessary and appropriate steps to grant the easement, including but not limited to, execution of the easement, seller’s affidavit, closing statement and donation letter. Motion passed unanimously.

Corporate Standing with Ohio Secretary of State: Roger Nehls (Mark Hayman) moved that Mary Chidester be retained as the registered statutory agent with the Ohio Secretary of State and that the Association reimburse Mary for the $25 fee to file the Statement of Continued Existence for the Heidelberg Beach Association with the Secretary of State. Motion passed unanimously.

Committee Reports:

2010-2011 Nominating Committee: Mary Chidester completes two terms on the board. She will serve as committee chair to nominate her replacement. Jack Corrigan, Carol Dunkle, and Jack Kramer are all incumbents for re-election.

CCWW: Barclay Rohrbaugh presented the list of ministers for the 2010 summer season. All slots have been filled for the 80th season of Pavilion services.
Social Committee: The Social Committee will be hosting a lunchtime potluck following the Spring Work Day activities on May 29th, 2010. Meet at the Pavilion at 12:00 PM. The rain location is the Peer/Kramer cottage (12 Pennsylvania). Sloppy Joes and beverages will be provided. Attendees are asked to bring a side dish and your own table service.

Old Business:

Adoption of New Language in Association Documents:

Bill Chidester (Mary Chidester) made a motion to recommend the following wording changes to comply with the Fair Housing Act:

Change the wording on Page 1 of the By-Laws document from

Heidelberg Beach Association desires to perpetuate the Christian spirit and character in which it was founded in 1922. It is therefore the desire of the Association that membership will continue to be made up of those who believe in the Christian faith and its founder, Jesus Christ. Prospective members are encouraged to declare the agreement with the Statement of Mission and Purpose adopted by the Association in 1990. Prospective members shall submit three letters of recommendation, one preferably by their pastor.

to

An orientation process for all new members will bring an understanding of the history, mission, rules and regulations of the Heidelberg Beach community and will set the tone for membership expectations and community involvement.

Change the current Mission Statement:

The beginning of Heidelberg Beach, Vermilion, Ohio goes back to 1922 when a group of ministers and lay people dreamed of a place along Lake Erie which would become a "playground for the Reformed Church". They envisioned a community where young and old might enjoy enriching friendships in a beautiful water-front setting with a well-designed physical layout including attractive homes and cottages and adequate public areas including the beach and promenade.

The greatest asset of Heidelberg Beach is found in the people who are over the years have helped make it the special place it is. The Heidelberg Beach family is made up of persons—who motivated by Jesus Christ—seek to reflect His presence and spirit. Believing in the ideals of the Heidelberg Beach traditions, many have found re-creation of the whole of life-body, mind and spirit. People have found mutual enrichment as they have played, worked and worshipped together.

Purpose

The purpose of Heidelberg Beach, from its founding days to present, is to provide a place and an atmosphere to foster Christian ideals and principles in individuals and families. Since 1928, Sunday Christian Church services have been held each summer season in THE PAVILION, an outdoor sanctuary built especially for that purpose. THE PAVILION is also utilized for other Church, family and Association meetings and gatherings.

Mission

The mission of the Heidelberg Beach Association is to continue in the spirit of its founder in operation and maintaining a Christian community of the highest moral standards. It is an Association
where members and friends alike can be a part of Christ's Church and enjoy the personal fellowship and the natural beauty God has surrounded us with.

into a re-written “Identity Statement”

The beginning of Heidelberg Beach, Vermilion, Ohio, goes back to 1922 when a group of ministers and lay people dreamed of a place along Lake Erie which would become a “playground for the Reformed Church.” Their strong faith provided the source of their unity in envisioning, founding and building this association. They envisioned a community where all ages might enjoy enriching friendships in a beautiful water-front setting with a well-designed physical layout including attractive homes and cottages and adequate public areas including the beach and promenade.

The greatest asset of Heidelberg Beach is found in the people who have over the years helped make it the special place it is. The Heidelberg Beach family is made of persons who seek personal enrichment and renewal. In addition, people honor and build on this family tradition through active participation in the life of the community by forming new friendships, sharing in the work of this place and participating in social events and other offerings.

The founding purpose of Heidelberg Beach was to provide a place and an atmosphere to foster Christian ideals and principles in individuals and families. Beginning in 1928, Sunday Christian Church services have been held each summer season in the Pavilion, an outdoor sanctuary built especially for that purpose. The Pavilion is also utilized for other family and Association meetings and gatherings.

The mission of Heidelberg Beach is to continue to prosper as a community of high moral standards. It is an Association where members and friends alike can enjoy fellowship with neighbors and friends as well as the natural beauty that surrounds us. It is essential that the greater good of the entire Heidelberg Beach community will always be a priority in both personal and corporate decision making.

Motion passed unanimously.

The Board will call for a vote of these changes (as required by section IX of the By-Laws) at the Annual Membership Meeting (July 31st, 2010) and ask for the support of the community.

Clarification of the Orientation Process of New Members:

The orientation of new members will occur prior to the Association’s granting of a new (or assigned) lease. Prospective members will be given copies of all Association documents and the history of Heidelberg Beach will be shared. The prospective members will be asked to sign an acknowledgement of receipt and agreement to these documents. The Board of Trustees will then vote on whether to grant membership into the Association, and then proceed accordingly with any actions regarding lease issuance.

Bill Chidester (Roger Nehls) moved that for simplification and expediency, the Board of Trustees will become the de-facto Orientation committee. Motion approved unanimously.

Roger Nehls, Barclay Rohrbaugh, and Jane Chidester will begin work on gathering appropriate orientation materials and organizing them.

New Business:

Association’s Safety Deposit Box: An inventory of the box’s contents is going to be created.
Pavilion Electricity: Dick Castele will coordinate with Ohio Edison to turn the electricity back on prior to the July 4th weekend.

Mailbox Key Management: Roger Nehls has volunteered to take over the Mailbox Key Management task from the Seymours.

Leashholder’s Lot Maintenance: A letter is being drafted to remind leaseholders about proper upkeep of their cottages and lots.

Reduction of the Number of Board Members: There was discussion on the pros and cons of slightly reducing the number of members on the Board of Trustees. The first point raised was making the number of members an odd number (vs. even number), as is more typical. The optimal number being discussed is 9 members.

Spring Work Day: Spring Work Day will be held Saturday, May 29th, 2010. Coffee and doughnuts at 9:30 AM, work begins at 10:00 AM, potluck is at 12:00 PM, and the Board Meeting is at 1:00 PM.

Andy Overly, the Brown property foreman, has kindly offered to help us this year with debris removal. For Work Day he will place a large flatbed trailer on our beach for us to fill with burnable debris (no metal, tires, etc.) and will come the following week to haul it to their burn pile (south of Rt. 6). He has also given Harvey Foote special permission to haul items to that burn pile.

Promenade Flowers: Rosalie & Roger Nehls have volunteered to transition the flagpole flower display to a perennial garden that does not require a large expenditure for annuals each year. The sundial area will be mulched to continue to provide ease of mowing. Help with watering is always appreciated!

Annual Membership Meeting: The date for this year’s Association meeting is set for Saturday, July 31st, 2010 at 10:00 AM at the Pavilion. Note that this is a departure from the “3rd Saturday in July” guideline. It was moved to the end of July to ease several scheduling conflicts.

**Next Board Meeting:** The next Board meeting will be at 1:00 PM at the Pavilion on Saturday, May 29th, 2010.

The meeting was adjourned at 12:00 PM.

Respectfully Submitted,

*Jane Chidester*

Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
May 29, 2010

Present: Bill Chidester (Pres-presiding), Dick Castele (Treasurer), Jane Chidester (Secretary), Mary Chidester (Real Estate), Jack Corrigan, Mark Hayman, Dick Henderson, Jack Kramer, Barclay Rohrbaugh.

Excused or Absent: Roger Nehls, Carol Dunkle, David Rohrbaugh

Opening: The meeting was opened with a prayer by Bill Chidester at 1:15 PM.

Minutes: Barclay Rohrbaugh (Dick Henderson) moved that the minutes from the May 1st, 2010 Board Meeting be approved. Motion passed unanimously.

Treasurer’s Report: There are just a few bills to pay before the close of the fiscal year on June 30th.

Real Estate:

Electronic Scanning of Real Estate Documents: Mary Chidester reported that she is in the process of scanning in all of the leases and real estate documents for the beach.

Rohrbaugh Lease Transfer: Mary Chidester (Jack Kramer) made a motion to consent to the transfer of the lease for lot 59 located on Kentucky Road to Paul & Marian Rohrbaugh’s Trust.

Committee Reports:

Nominating Committee: There are three incumbents (Jack Corrigan, Carol Dunkle, Jack Kramer) and two nominees (Rick Herwerden, Tom O’Dougherty) to fill the four slots up for election to the Board of Trustees. Barclay Rohrbaugh (Jack Corrigan) moved to accept the slate. Motion passed unanimously.

Old Business:

By-Laws and Mission Statement Changes: Feedback was discussed. The community is encouraged to submit any concerns or wording changes prior to July 1st. This issue will be up for vote at the Annual Meeting on July 31st.

Real Estate Signage: Continued affirmation that signs are allowed on lots and on Rt. 6 for the duration of the summer.

Man-hole covers: Kramer is applying patch mix to several covers over Memorial Day Weekend.

Board Size: Agreement to bring up for discussion at the Annual Meeting.

New Business:

Culvert by the Tennis Court: Jack Kramer (Mark Hayman) moved that the culvert be removed from the creek because it is obstructing the flow of water and debris. Motion passed unanimously. Jane Chidester and Mark Hayman will determine the method of removal.

Fire Pit Picnic Table: The Board decided to have one of the picnic tables moved from the Pavilion to the beach fire pit area for use during the summer.

Dogs on Beach: Craig Peer requested the Board consider allowing dogs on the east beach. Mark Hayman (Jack Kramer) moved to allow dogs on the east beach (the east side of the east pier) for this summer only. This policy will be evaluated and determined if it should be made permanent. The dogs should use the east
path to access the beach and the owners are responsible for cleaning up after their pets. Motion passed, with one nay vote.

**Next Board Meeting:** The next Board meeting will be July 3rd, 2010 at 10:00 AM.

The meeting was adjourned at 2:30 PM.

Respectfully Submitted,

*Jane Chidester*

Secretary
Annual Membership Meeting
Heidelberg Beach Association
July 31, 2010

Opening: The meeting was called to order at 10:05 AM. Rev. Bill Chidester opened with a prayer.

Membership Roll Call and Distribution of Ballots:

Secretary Jane Chidester called the roll of leaseholders by lot numbers. Two ballots were distributed; one for the election of the Board of Trustees for 2010-2013 and one for the proposed By-Laws/Mission statement change.

Association members representing 63.5 lots were present and proxies were turned in for an additional 20.5 lots. Hence, a total of 84 lots were represented. 51 lots are required for a quorum and 57 lots (2/3+1 of 84) are required for a By-Laws change.

Opening Remarks: President Bill Chidester opened the meeting with brief remarks. He introduced the two new business items; the proposed changes to the By-Laws/Mission statement and the desire to discuss the number of members on the Board of Trustees.

Minutes: Jack Kramer (Bill Hertzer) made a motion to dispense with the reading of the minutes for the 2009 Annual Meeting. The motion was approved unanimously.

Treasurer’s Report:

Treasurer Dick Castele distributed printed statements (see Attachment 1) for the last twelve months ending June 30, 2010. Dick reviewed the Association’s total assets of $395,270.39; presented a statement of operations ($64,480.84 of property tax was collected); and outlined the budget ($39,185 of general assessments was collected), certificates of deposit, appraised land valuations, replenishment of the road reserve fund (currently in its 4th year of 10), and the Pavilion Services statements.

Jack Kramer (Jeff Springer) made a motion to accept the Treasurer’s report. The motion was approved unanimously.

Report of the Nominating Committee: Mary Chidester, Chair of the Nominating Committee, presented the slate of nominees for the Board of Trustees for 2010-2013. They were Jack Corrigan (incumbent), Carol Dunkle (incumbent), Rick Herwerden, Jack Kramer (incumbent), and Tom O’Dougherty. There were no additional nominations from the floor and nominations were closed.

John Chidester, Clarke Martin, and Pam Seymour were appointed as tellers.

Committee Reports:

Christian Council of Work and Worship: Joan Margard (reporting for Karen Herwerden) presented the report for this committee. Total attendance for 2009 summer services was 631 and offerings totaled 1767.50. $200 was tithed to Second Harvest. The end of fiscal year cash balance is $4,757.84.

Utilities: Harvey Foote had no report.

Safety and Recreation: Joe Tereshko had no report.

Pavilion: Carol Foote reported that the roof leak had not been fixed yet, but that she would continue to pursue this. She also indicated that the upper part of the Pavilion structure had peeling paint and needed to be re-painted. David Rohrbaugh will be fixing a few more areas of problem wood.
Real Estate: Mary Chidester reported that there were four lease transfers this past year. Two were sales; 19 W. Virginia to Barbara Chidester and 36 W. Virginia to Jane & Jim Rohrbaugh. Two were transfers to trusts for estate planning purposes. Please remember that any transfer of a lease, including transfers to trusts for estate planning purposes, requires the prior written approval of the Board of Trustees.

Insurance: No report.

Zoning and Building: Bill Hertzer reported that the one major construction project of the past year, the remodeling of 36 W. Virginia, was nearly complete.

Trees:

Jane Chidester reported that Leimeister had a particularly challenging winter in which to get the tree work done. By the time the ground had frozen hard enough for their heavy equipment to come in, we had successive large snowfalls. They spent many extra days plowing snow through the promenade and between the cottages to get their equipment in to work. That said, they did an incredibly thorough job and trimmed almost every tree on our property. They also trimmed the woody overgrowth on the beach bank again this year.

Next winter the plan is to focus on trimming the Siberian Elms that run along Rt. 6. There will also be a minor maintenance sweep of the whole property.

Grounds and Creek: Bill Hertzer reported that he will ask the Board to consider adding money into the 2010-2011 budget for 3 additional springtime mowings and 1 fall leaf mowing. He reported that while the year got off to a rocky start due to the fast-growing grass, he had received many compliments on the mowing job that was now being done. He thanked Harvey Foote for his hard work.

Beach and Bank:

While there was no official report from the Chairperson, Bill Chidester enumerated a few general items.

- Herb Foote was thanked for his weekly grooming of the beach.
- The Brown property manager and crew were thanked in absentia for their springtime clean-up of our east beach and their help in disposing of our debris from Spring Work Day.
- Bill noted that in the near future ODOT would be doing their culvert construction at the southwest corner of our property and that it was likely several trees would be removed in the process.
- Jim Rohrbaugh asked about our beach erosion issues and inquired if the drain pipes that had been installed 10 years ago had prevented further erosion. Jack Kramer and Harvey Foote reported that they did, but they also conceded that the lake level has been low for the last several years and that also eased the erosion situation.

Communications: John Macko discussed the Web Site, Sandscribes, and Membership Directory.

- John reviewed that this past year we transitioned to our own domain www.HeidelbergBeach.org and that it had been upgraded to use the latest Web standards. He reminded the community about the wealth of information that is out there:
  - Association documents such as the By-Laws, General Rules, and Building Rules.
  - Board minutes since 2003.
Thanks to the Brattons, Archival Records of the Board minutes and beach correspondence from 1920 to 2002.

- Lists of Board and Committee Members.
- Service Provider information such as Bug Spraying, Erie County offices, and local activities.
  - The Communications committee is still publishing about 5 or 6 issues of the Sandscribes each year, which contains the major news items from the Web site.
  - John explained that while it is time for a new Membership Directory to be printed, we will wait until the dust settles from the sale of the cottages that are currently on the market. In the meantime, a current copy of the Membership Directory can be downloaded electronically (and/or printed) from the Web site.

Tennis Club: Ruth Schneider reported that the Sycamore tree over the tennis courts had been trimmed and that it was a big improvement. She thanked Norm Siebenhar for putting up and taking down the tennis net, Herb Foote for putting up and taking down the volleyball net, and all of those who kept the grass trimmed around the fence. The club intends to have the cracks filled on the tennis court, which is a continual maintenance issue.

Boat Club: Jack Kramer had no report about the boat house, but did report to us on an issue to be aware of regarding Lake Erie. Grand Lake St. Mary’s and the Western Basin of Lake Erie are experiencing toxic algae blooms. These toxins are harmful to humans and animals. Our area is not currently in danger, but we should be on heightened awareness of this issue.

Social Committee: Jan Peer, the Chair of the newly reconstituted Social Committee, reported that there is an Ice Cream Social tonight (July 31) at the Pavilion at 7:30 PM.

Old Business:

- New Board Members: Jack Corrigan, Carol Dunkle, Jack Kramer, and Rick Herwerden were elected to serve for 2010-2013.

New Business:

- Proposed Changes to the By-Laws and Mission Statement:

  President Bill Chidester reviewed that we undertook this project to update the By-Laws and Mission Statement because the language in these documents was potentially in conflict with the Fair Housing Act. The Board did consult people in the legal field before arriving at the decision to revise these documents. Rather than pay someone to make these changes for us, the Board felt it best to show our intent to comply by removing the religious requirement for potential Association Members. This was not done lightly because we value the strength that our religious heritage has provided the community and we do not wish to discard our heritage or belittle its importance to us. In the revised documents the Board tried to make clear our indebtedness to the founders and named their religious affiliation that gave rise to the Heidelberg Beach Community. In this way, we hope to impress upon future members of the Association that our founding values are still honored and desired as the basis for our community. At the same time we want to focus on the values of this community that we can share in common and not focus on religious requirements that, to the best of our judgment, are neither legal, nor in effect at Heidelberg Beach.

  Claudia Springer complimented the wordsmith of the language changes.
Orientation Process:
As a result of proposing these document changes, the Board has worked to revise and refine the orientation process. This process will take on greater importance in the acceptance of new members into the Association.

Will Ossman inquired if there would be a “signature component” to this process. Sheila Henderson questioned at what point in the sale process the Orientation would take place. Curt Schuman requested an outline of the plans for the new member Orientation.

Roger Nehls, who is coordinating the Orientation process for the Board, explained the outline of the procedures that are under consideration by the Board.

- In order to simplify and expedite the acceptance process for a potential new member, the Board will take on the role as “Orientation Committee.”

- The Board intends to continue to educate leaseholders that are in the process of selling of the Board’s need to meet with potential buyers prior to the execution of the purchase contract. Sellers are requested to alert the Board of a pending sale and get the parties involved in dialog prior to the close of the sale. Again, this is why the Board will take on the Orientation role so that they can meet with potential members, vote on their acceptance, and execute the lease in a timely fashion.

- Prospective members will be given a set of materials (blank Lease, Identity Statement, By-Laws, General and Building Rules) prior to meeting with Board members.

- The Board will share other materials during the meeting (Membership Directory, budget, financial report, Mission Statement of the CCWW, Web Site information, etc.). The Board will explain the history of the Association, emphasizing the shared responsibility for the welfare of the community, the privileges of membership, and the opportunities for fellowship in the Heidelberg Beach Association family. There will be many opportunities for questions and information exchange.

- At the close of the meeting the potential member will be asked to sign a document acknowledging the receipt and understanding of these documents and acknowledge their request of the Board to grant them a lease.

- The Board will then vote on their membership request (as is required in the lease document).

Vote on the Proposed Changes: Bill Chidester then directed everyone to vote their ballots. The vote to accept the proposed changes to the By-Laws and the new Identity Statement passed.

Reduction of the Number of Board Members:
Bill Chidester presented the idea of considering reducing the number of Board members to 9 (from 12). This was just a discussion to gauge the community’s opinion. The major pros of reducing the number are to have an odd number of members for breaking ties in voting situations, making it easier to call and schedule meetings, and, it is hoped, to make it easier to get more work done with a dedicated group. The major con would be concern that not enough voices are being heard.

Bill Chidester began by reminding everyone that with one member per cottage being allowed to serve, and 48 cottages in the community, we were requiring one fourth of the community to be represented on the Board, a high burden for any organized group. He also shared his experience of being President for the last several years—that due to the amount of work we were trying to accomplish and the difficulty of
getting everyone together, he frequently would try to gather input from the other Board members via email (and all do have this access). At any given time, he would receive feedback from only a small number of board members and he did most of his work with the executive committee.

Richard Henderson then spoke that he was very much in favor of maintaining the number at 12 as a way of assuring diversity of opinion. With a lower number his concern would be that one family may gain too much control over the community.

Mary Chidester raised the point that not all 48 cottages have viable candidates to serve and that it has been tremendously difficult in the years she has been on the Board to fill out a slate of nominees. In the end, we continue to rotate the same small group of people off and on the Board and are not gaining new diversity but tiring out the same people. She also shared that the large for-profit company that she works for has a much smaller Board than we do.

John Macko relayed his experience on a not-for-profit Board on which he serves. Within the community that Board serves, people are hoping to be chosen for the 8-member Board. It is considered a huge honor and all of the Board Members are treated like heroes, given respect, and given praise for their service. We seem to have lost that here at Heidelberg Beach and John hopes that we can all work together to change this.

Bill Chidester closed the discussion by asking the community to help us consider all of these ideas. For those who have served as he has on the Board, it is humbling what a large number of people it takes to run our community—not just the Board Members. We are a community of volunteers and we are all needed to accomplish the amount of work it takes. To that end, the Board is trying to organize better Work Days such that meaningful work can be done. He asks us to consider how we can pass this desire to help and serve along to the next generations. We also need to find ways to encourage non-leaseholders to respect the community and grounds as much as leaseholders. Heidelberg Beach is a treasure to those of us who have loved it for so long and the Board is open to hearing how we can preserve and enrich this.

Adjournment: The meeting was adjourned with the Lord’s Prayer at 11:15 AM.

Respectfully Submitted,

Jane Chidester,
Secretary
HEIDELBERG BEACH ASSOCIATION

FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2010 AND 2009

Prepared by Dick Castele, Treasurer
## HEIDELBERG BEACH ASSOCIATION
### BALANCE SHEET
At June 30, 2010 and 2009

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<td>Land valuations (see footnote # 2)</td>
<td>280,190.00</td>
<td>280,200.00</td>
</tr>
<tr>
<td>Fixed asset - road (see footnote # 3)</td>
<td>22,020.00</td>
<td>25,690.00</td>
</tr>
<tr>
<td>Mailbox inventory ($40 each)</td>
<td>320.00</td>
<td>360.00</td>
</tr>
<tr>
<td></td>
<td>395,270.39</td>
<td>392,205.12</td>
</tr>
<tr>
<td><strong>Liabilities:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction deposit payable</td>
<td>5,000.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Members capital</td>
<td>390,270.39</td>
<td>392,205.12</td>
</tr>
<tr>
<td></td>
<td>395,270.39</td>
<td>392,205.12</td>
</tr>
</tbody>
</table>
HEIDELBERG BEACH ASSOCIATION
STATEMENT OF OPERATIONS
For the years ended June 30, 2010 and 2009

<table>
<thead>
<tr>
<th>Description</th>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cash receipts from operations:</strong></td>
<td>--------------</td>
<td>--------------</td>
</tr>
<tr>
<td>General assessments</td>
<td>39,185.00</td>
<td>38,361.40</td>
</tr>
<tr>
<td>Septic cleaning assessment</td>
<td>0.00</td>
<td>5,170.00</td>
</tr>
<tr>
<td>Members property tax</td>
<td>64,480.84</td>
<td>64,130.84</td>
</tr>
<tr>
<td>Tennis court property tax</td>
<td>0.00</td>
<td>127.36</td>
</tr>
<tr>
<td>Socials</td>
<td>143.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Lot transfer fees</td>
<td>150.00</td>
<td>100.00</td>
</tr>
<tr>
<td>Mailbox sales</td>
<td>40.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Prior year assessments received</td>
<td>784.21</td>
<td>0.00</td>
</tr>
<tr>
<td>less unpaid assessments and taxes</td>
<td>(640.93)</td>
<td>(784.21)</td>
</tr>
<tr>
<td><strong>Total cash receipts from operations</strong></td>
<td>104,142.12</td>
<td>107,105.39</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cash disbursements from operations:</strong></td>
<td>--------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Budgeted items:</td>
<td>--------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Reserve replenishments:</td>
<td>--------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Roads</td>
<td>1,770.77</td>
<td>1,770.77</td>
</tr>
<tr>
<td>General</td>
<td>1,899.23</td>
<td>1,899.23</td>
</tr>
<tr>
<td>Sewer</td>
<td>2,475.00</td>
<td>2,475.00</td>
</tr>
<tr>
<td>Grounds:</td>
<td>--------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Lights</td>
<td>315.73</td>
<td>287.22</td>
</tr>
<tr>
<td>Mowing</td>
<td>8,610.53</td>
<td>7,380.35</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>796.56</td>
<td>809.16</td>
</tr>
<tr>
<td>Trees</td>
<td>8,520.00</td>
<td>2,108.70</td>
</tr>
<tr>
<td>Water</td>
<td>8,502.48</td>
<td>7,894.30</td>
</tr>
<tr>
<td>Snow Removal</td>
<td>1,065.00</td>
<td>745.50</td>
</tr>
<tr>
<td>Roads</td>
<td>27.67</td>
<td>0.00</td>
</tr>
<tr>
<td>Refuse collection</td>
<td>2,004.69</td>
<td>1,890.47</td>
</tr>
<tr>
<td>Communication</td>
<td>454.65</td>
<td>0.00</td>
</tr>
<tr>
<td>Postage, supplies, etc.</td>
<td>141.98</td>
<td>585.57</td>
</tr>
<tr>
<td>Insurance</td>
<td>1,585.00</td>
<td>1,610.00</td>
</tr>
<tr>
<td>Services</td>
<td>0.00</td>
<td>778.69</td>
</tr>
<tr>
<td>Membership goodwill</td>
<td>38.14</td>
<td>105.61</td>
</tr>
<tr>
<td>Income taxes</td>
<td>529.99</td>
<td>332.22</td>
</tr>
<tr>
<td>Common property real estate taxes</td>
<td>4,031.00</td>
<td>3,954.58</td>
</tr>
<tr>
<td>Creek</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Beach</td>
<td>2,253.17</td>
<td>92.00</td>
</tr>
<tr>
<td>Septic cleaning</td>
<td>0.00</td>
<td>5,170.00</td>
</tr>
<tr>
<td><strong>Total budgeted items</strong></td>
<td>45,021.59</td>
<td>39,889.37</td>
</tr>
<tr>
<td>Members property tax</td>
<td>64,480.84</td>
<td>64,258.20</td>
</tr>
<tr>
<td><strong>Total cash disbursements from operations</strong></td>
<td>109,502.43</td>
<td>104,147.57</td>
</tr>
<tr>
<td><strong>Net cash in (out) from operations</strong></td>
<td>(5,360.31)</td>
<td>2,957.82</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cash flow from non-operating items:</strong></td>
<td>--------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Interest income on CD's</td>
<td>1,079.77</td>
<td>2,510.89</td>
</tr>
<tr>
<td>Transfer of reserve cash to CD's</td>
<td>6,145.00</td>
<td>6,145.00</td>
</tr>
<tr>
<td>Construction deposit received</td>
<td>5,000.00</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Net cash in (out) from non-operating items</strong></td>
<td>12,224.77</td>
<td>8,655.89</td>
</tr>
<tr>
<td><strong>Net increase (decrease in cash)</strong></td>
<td>6,864.46</td>
<td>11,613.71</td>
</tr>
<tr>
<td><strong>Beginning of year cash</strong></td>
<td>85,170.91</td>
<td>73,557.20</td>
</tr>
<tr>
<td><strong>End of year cash</strong></td>
<td>92,035.37</td>
<td>85,170.91</td>
</tr>
</tbody>
</table>

---

---
HEIDELBERG BEACH ASSOCIATION

BUDGET VS ACTUAL

For the period July 1, 2009 through June 30, 2010

<table>
<thead>
<tr>
<th>Reserves:</th>
<th>Budget Surplus (Deficit) through 06/30/09</th>
<th>Approved Community Assessment '09 - '10</th>
<th>Total Funds Available to Disburse '09 - '10</th>
<th>Actual Expenses Through 30-Jun-10</th>
<th>Budget Surplus (Deficit) through 06/30/10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>0.00</td>
<td>1,770.77</td>
<td>1,770.77</td>
<td>(1,770.77)</td>
<td>0.00</td>
</tr>
<tr>
<td>General Fund Replenishment</td>
<td>0.00</td>
<td>1,899.23</td>
<td>1,899.23</td>
<td>(1,899.23)</td>
<td>0.00</td>
</tr>
<tr>
<td>Sewer Capital Improvement</td>
<td>0.00</td>
<td>2,475.00</td>
<td>2,475.00</td>
<td>(2,475.00)</td>
<td>0.00</td>
</tr>
<tr>
<td>Grounds:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Lights</td>
<td>0.00</td>
<td>330.00</td>
<td>330.00</td>
<td>(315.73)</td>
<td>14.27</td>
</tr>
<tr>
<td>Mowing</td>
<td>1,883.27</td>
<td>7,200.00</td>
<td>9,083.27</td>
<td>(8,610.53)</td>
<td>472.74</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>0.00</td>
<td>850.00</td>
<td>850.00</td>
<td>(796.56)</td>
<td>53.44</td>
</tr>
<tr>
<td>Sewer Maintenance</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trees</td>
<td>2,247.90</td>
<td>5,800.00</td>
<td>8,047.90</td>
<td>(8,520.00)</td>
<td>(472.10)</td>
</tr>
<tr>
<td>Water</td>
<td>210.57</td>
<td>7,800.00</td>
<td>8,010.57</td>
<td>(8,502.48)</td>
<td>(491.91)</td>
</tr>
<tr>
<td>Snow Removal</td>
<td>527.76</td>
<td>1,100.00</td>
<td>1,627.76</td>
<td>(1,065.00)</td>
<td>562.76</td>
</tr>
<tr>
<td>Roads</td>
<td>0.00</td>
<td>500.00</td>
<td>500.00</td>
<td>(27.67)</td>
<td>472.33</td>
</tr>
<tr>
<td>Refuse Collection</td>
<td>851.24</td>
<td>1,300.00</td>
<td>2,151.24</td>
<td>(2,004.69)</td>
<td>146.55</td>
</tr>
<tr>
<td>Communication</td>
<td>0.00</td>
<td>600.00</td>
<td>600.00</td>
<td>(454.65)</td>
<td>145.35</td>
</tr>
<tr>
<td>Postage, office supplies, etc.</td>
<td>(120.08)</td>
<td>350.00</td>
<td>229.92</td>
<td>(141.98)</td>
<td>87.94</td>
</tr>
<tr>
<td>Insurance</td>
<td>135.00</td>
<td>1,600.00</td>
<td>1,735.00</td>
<td>(1,585.00)</td>
<td>150.00</td>
</tr>
<tr>
<td>Services</td>
<td>14.42</td>
<td>0.00</td>
<td>14.42</td>
<td>0.00</td>
<td>14.42</td>
</tr>
<tr>
<td>Membership Goodwill</td>
<td>96.26</td>
<td>100.00</td>
<td>196.26</td>
<td>(38.14)</td>
<td>158.12</td>
</tr>
<tr>
<td>Prior year income taxes</td>
<td>0.00</td>
<td>510.00</td>
<td>510.00</td>
<td>(529.99)</td>
<td>(19.99)</td>
</tr>
<tr>
<td>Common Property RE Tax</td>
<td>59.54</td>
<td>4,000.00</td>
<td>4,059.54</td>
<td>(4,031.00)</td>
<td>28.54</td>
</tr>
<tr>
<td>Creek Maintenance</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Beach Maintenance</td>
<td>1,223.86</td>
<td>1,000.00</td>
<td>2,223.86</td>
<td>(2,253.17)</td>
<td>(29.31)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,129.74</strong></td>
<td><strong>39,185.00</strong></td>
<td><strong>46,314.74</strong></td>
<td><strong>(45,021.59)</strong></td>
<td><strong>1,293.15</strong></td>
</tr>
</tbody>
</table>
Footnote # 1
Schedule of Certificates of Deposit and Reserve Accounts

<table>
<thead>
<tr>
<th></th>
<th>Creek</th>
<th>Playground</th>
<th>Roads</th>
<th>General</th>
<th>Total</th>
<th>Sewer Maintenance</th>
<th>Sewer Improvements</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of deposit balance at June 30, 2009</td>
<td>3,684.50</td>
<td>519.63</td>
<td>5,657.82</td>
<td>6,068.30</td>
<td>15,930.25</td>
<td>0.00</td>
<td>26,772.86</td>
<td>26,772.86</td>
</tr>
<tr>
<td>Interest earned:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aug '09</td>
<td>31.99</td>
<td>4.51</td>
<td>49.13</td>
<td>52.69</td>
<td>138.33</td>
<td>0.00</td>
<td>232.48</td>
<td>232.48</td>
</tr>
<tr>
<td>Nov '09</td>
<td>31.92</td>
<td>4.50</td>
<td>49.02</td>
<td>52.57</td>
<td>138.01</td>
<td>0.00</td>
<td>231.95</td>
<td>231.95</td>
</tr>
<tr>
<td>Reserves collected '08 - '09 fiscal year</td>
<td>0.00</td>
<td>0.00</td>
<td>1,770.77</td>
<td>1,899.23</td>
<td>3,670.00</td>
<td>0.00</td>
<td>2,475.00</td>
<td>2,475.00</td>
</tr>
<tr>
<td>Transfer from Budget Surplus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5,054.79</td>
<td>5,054.79</td>
</tr>
<tr>
<td>Balance after additional deposits</td>
<td>3,748.41</td>
<td>528.64</td>
<td>7,526.74</td>
<td>8,072.80</td>
<td>19,876.59</td>
<td>5,054.79</td>
<td>29,712.29</td>
<td>34,767.08</td>
</tr>
<tr>
<td>Interest earned:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feb' 10</td>
<td>11.46</td>
<td>1.62</td>
<td>23.01</td>
<td>24.68</td>
<td>60.77</td>
<td>15.44</td>
<td>90.78</td>
<td>106.22</td>
</tr>
<tr>
<td>May '10</td>
<td>11.80</td>
<td>1.66</td>
<td>23.69</td>
<td>25.41</td>
<td>62.57</td>
<td>15.91</td>
<td>93.53</td>
<td>109.44</td>
</tr>
<tr>
<td>Certificate of deposit balance at June 30, 2010</td>
<td>3,771.67</td>
<td>531.92</td>
<td>7,573.44</td>
<td>8,122.89</td>
<td>19,999.93</td>
<td>5,086.14</td>
<td>29,896.60</td>
<td>34,982.74</td>
</tr>
</tbody>
</table>
Footnote # 2  
Schedule of County Appraised Land Valuations

<table>
<thead>
<tr>
<th>Parcel 12-01530</th>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buffer Zone East</td>
<td>1.62 acres</td>
<td>5,675.00</td>
</tr>
<tr>
<td>Beach and Promenade</td>
<td>3.25 acres</td>
<td>162,500.00</td>
</tr>
<tr>
<td>Woods</td>
<td>5.45 acres</td>
<td>19,075.00</td>
</tr>
<tr>
<td>Pavilion</td>
<td></td>
<td>10,470.00</td>
</tr>
<tr>
<td><strong>Total parcel 12-01530</strong></td>
<td></td>
<td>197,720.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel 12-01609 (Block B and Barn)</th>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>110' x 75'</td>
<td>33,830.00</td>
<td>33,830.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel 12-01610 (Block C)</th>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>160' x 100'</td>
<td>32,400.00</td>
<td>32,400.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel 12-01571 (Lot 55)</th>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>45&quot; x 75'</td>
<td>7,990.00</td>
<td>8,000.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel 12-01587 (Lot 72)</th>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>50' x 65'</td>
<td>8,250.00</td>
<td>8,260.00</td>
</tr>
<tr>
<td><strong>Total county appraised land values</strong></td>
<td></td>
<td>280,190.00</td>
</tr>
</tbody>
</table>

Footnote # 3  
Schedule of Fixed Assets - Road

In 2006, the Association used reserve funds totaling $36,700.00 to pay for the new road. Of this amount, $17,707.70 was taken from the Road Reserve account and $18,992.30 was taken from a General Reserve account. These reserves are being replenished over a 10 year period through assessments and are summarized below:

<table>
<thead>
<tr>
<th>06/30/10</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost of road work</td>
<td>36,700.00</td>
</tr>
<tr>
<td>Depreciation (assessments collected and reserves replenished)</td>
<td>(14,680.00)</td>
</tr>
<tr>
<td>Book value of road</td>
<td>22,020.00</td>
</tr>
</tbody>
</table>
### Heidelberg Beach Association
#### 2009 Summer Church

**Cash Balance 6/30/09** $4,585.00

<table>
<thead>
<tr>
<th>Offerings</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>07/05</td>
<td>157.79</td>
</tr>
<tr>
<td>07/12</td>
<td>111.00</td>
</tr>
<tr>
<td>07/19</td>
<td>170.00</td>
</tr>
<tr>
<td>07/26</td>
<td>177.00</td>
</tr>
<tr>
<td>08/02</td>
<td>194.00</td>
</tr>
<tr>
<td>08/08</td>
<td>169.00</td>
</tr>
<tr>
<td>08/16</td>
<td>109.71</td>
</tr>
<tr>
<td>08/23</td>
<td>174.00</td>
</tr>
<tr>
<td>08/30</td>
<td>143.00</td>
</tr>
<tr>
<td>09/06</td>
<td>362.00</td>
</tr>
</tbody>
</table>

**Total collections** 1,767.50

<table>
<thead>
<tr>
<th>Minister</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Springer</td>
<td>83</td>
</tr>
<tr>
<td>Margard</td>
<td>* 53</td>
</tr>
<tr>
<td>Nichell</td>
<td>60</td>
</tr>
<tr>
<td>Timm</td>
<td>52</td>
</tr>
<tr>
<td>Chidester</td>
<td>66</td>
</tr>
<tr>
<td>Meyer</td>
<td>52</td>
</tr>
<tr>
<td>Henderson</td>
<td>* 55</td>
</tr>
<tr>
<td>Dumke</td>
<td>57</td>
</tr>
<tr>
<td>Voelkerr</td>
<td>56</td>
</tr>
<tr>
<td>Deppen</td>
<td>96</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenses:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ministers (8)</td>
</tr>
<tr>
<td>Electricity</td>
</tr>
<tr>
<td>Social Hour</td>
</tr>
<tr>
<td>Second Harvest Tithe</td>
</tr>
</tbody>
</table>

**Total expenses** (1,594.66)

<table>
<thead>
<tr>
<th>Attendance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
</tr>
<tr>
<td>2006</td>
</tr>
</tbody>
</table>

**Net Collections over expenses** 172.84

<table>
<thead>
<tr>
<th>Year</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>641</td>
</tr>
<tr>
<td>2008</td>
<td>631</td>
</tr>
</tbody>
</table>

**Cash Balance 6/30/10** $4,757.84
Board of Trustees Meeting
Heidelberg Beach Association
July 31, 2010

Present: Bill Chidester (Pres-presiding), Roger Nehls (VP), Dick Castele (Treasurer), Jane Chidester (Secretary), Carol Dunkle, Dick Henderson, Jack Kramer, David Rohrbaugh.

Excused or Absent: Jack Corrigan, Mark Hayman, Rick Herwerden, Barclay Rohrbaugh.

Opening: The meeting was called to order by Bill Chidester at 11:30 AM.

Old Business:

Safety Deposit Box:

The contents of the beach’s safety deposit box have been itemized and electronically scanned. The box contained what was expected—the deeds and title insurance to our property. It also contained various historical correspondence. A DVD of all of our electronic records will be created and added at a later date for safe keeping.

Jane Chidester, Roger Nehls, and Char Schuman are the signatories on the box. Jane Chidester and Char Schuman each hold a key.

Orientation Packet: Roger Nehls shared a proposal for the outline of the new orientation process. Board members were asked to review it for further discussion at the next Board Meeting.

New Business:

Officers: Bill Chidester is stepping down as President due to health issues. Since some members of the Board were unable to attend, Jack Kramer volunteered to be acting President until our next Board Meeting. Vice President Roger Nehls, Treasurer Dick Castele, and Secretary Jane Chidester all agreed to continue serving in their current roles. Mary Chidester was (re)appointed to be our Real Estate representative.

Ground Hog Infestation: Five cottages (Hayman, Tereshko, Warder, Margard, J. Foote) and the beach’s barn have all been infested with ground hogs this year. Joe Tereshko was asked to investigate the options and report back to the Board with a proposal for their removal.

Loose Wire on Pennsylvania: It was reported that Harry Bratton and Harvey Foote are looking into the repair for the loose wiring above the steep hill by the dumpsters on Pennsylvania Road.

Mowing Contract: Bill Hertzer has been asked to create a contract for our beach’s mowing services for the Board to review at the next meeting.

Audit: Jack Corrigan will audit the Treasurer’s books for the last fiscal year. The Board agreed that Dick Castele has discretionary power for the small expenses that arise throughout the year.

Next Board Meeting: The next Board meeting will be August 14th, 2010 at 10:00 AM at the Pavilion. Fall Work Day and the Board’s annual budget meeting have been set for November 6th, 2010.

The meeting was adjourned at 12:15 PM.

Respectfully Submitted,

Jane Chidester,
Secretary
Board of Trustees Meeting
Heidelberg Beach Association
August 14, 2010

Present: Jack Kramer (Pres-presiding), Dick Castele (Treasurer), Jane Chidester (Secretary), Jack Corrigan, Carol Dunkle, Mark Hayman, Dick Henderson, Rick Herwerden, David Rohrbaugh.

Excused or Absent: Roger Nehls (VP), Bill Chidester, Barclay Rohrbaugh.

Opening: The meeting was opened with a prayer by Rev. Dick Henderson at 10:00 AM.

Minutes: Carol Dunkle (Dick Henderson) moved that the minutes from the May 29th and July 31st Board Meetings be approved. Motion passed unanimously.

Treasurer's Report: None.

Real Estate: None.

Committee Reports:

Grounds & Creek:

Special Guest Bill Hertzer presented the current mowing contract and made a proposal for modifications for next year’s mowing contract with H&J Mowing (i.e. Harvey Foote). Attachment 1 is the proposed contract for the 2011 season so everyone can see what is included and not included in our hired service. It was also noted that an “outside” mowing contractor would cost approximately $700 per mow, as compared to H&J Mowing’s rate of $385 per mow.

Special Guest Bill Hertzer discussed the following construction issues:

Currently two cottage owners would like to have handicapped entrance ramps constructed for their cottages. The ramps would violate some of the set-back guidelines in the Building Rules & Regulations. It was decided that it was appropriate to issue variances for handicapped accessibility. The Building & Zoning committee and the Board of Trustees must still review ramp drawings before granting variances. Mark Hayman (David Rohrbaugh) made a motion to approve Joan Margard’s and Bill Hertzer’s request for handicapped ramps up to their cottage doors, contingent upon the Building & Zoning Committee’s approval of the submitted drawings. Motion passed unanimously.

Jennifer Sullivan & David Rohrbaugh are planning improvements to their cottage. They will be waterproofing their basement walls (this will entail excavating the perimeter of their cottage), enclosing the screened in porch in the northwest corner of their cottage, and adding a 24’ x 18’ master bedroom on the second story above the existing porches. Dick Henderson (Jack Corrigan) moved to approve their plans pending the approval of the Building & Zoning Committee. David Rohrbaugh abstained. Motion passed.

Dick Castele (Mark Hayman) made a motion to return the $5,000 bond posted by Jane & James Rohrbaugh for the remodeling of their cottage. Motion passed unanimously.

Old Business:

Election of President: David Rohrbaugh (Dick Castele) moved to elect Jack Kramer President for 2010-2011 and to have Dick Henderson, Carol Dunkle, and Mark Hayman on the executive committee (in addition to the four officers). Motion passed unanimously.
Orientation Process:

The outline for the new process was discussed, as was the timing of the Orientation meeting with prospective members. Jane Chidester (David Rohrbaugh) made a motion to approve the proposed process.

To summarize and to remind everyone, our leases state that a transfer cannot occur without the prior written consent of the Board of Trustees.

- Therefore, leaseholders should alert the Board when they have reached agreement on a price with a buyer. Most times this means they have signed a “Purchase Contract”. Because of the requirements of our lease, it is advisable that the Purchase Contract include a contingency for receiving Board approval.

- The Board will then set up a meeting with the prospective member. In advance of the meeting, several of our Association’s documents will be mailed to them (Lease, By-Laws, Rules documents, etc.).

- During the “Welcome and Orientation” meeting, additional materials will be handed out (Membership Directory, Calendar of Events, etc.). The Board will share the history and purpose of Heidelberg Beach. They will also share the privileges and responsibilities of membership as well as the character of our community. The Board will also answer any questions about the materials.

- The prospective member will then request membership into the Association by signing an acknowledgement that they’ve received and reviewed copies of our Association’s By-Laws and other documents, and met with the Board for an Orientation.

- The Board will then vote on accepting them into membership and give their approval in writing as required by the lease. The rest of the sale closing and lease transfer process can then take place.

New Business:

Septic Tank Cleaning: Last year Harvey Foote, Utilities Chairman, raised the question of cleaning the tanks on a two year cycle vs. a three year cycle. It was noted that quite a few tanks would benefit from a more frequent schedule, in addition to doing a better job keeping the creek clean for the whole beach. Mark Hayman (Jane Chidester) moved to have the Utilities Committee coordinate the septic tank cleaning on an every other year basis. Motion passed unanimously.

Fall Work Day Tasks: Some of the tasks for the November 6th Fall Work Day were reviewed. We have an aggressive agenda again and hope that we can have as wonderful a turnout of helpers as we did in the spring. An organized list of tasks will be published in the Sandscribes and on the Web site soon. Mark Hayman offered to look into the sand and snow fence issues.

Pier Repair: Carol Dunkle reported that several of the welds on the pier are deteriorating. Discussion will continue at the next Board Meeting as to how to address this after people have had a chance to go and look at the problems.

Next Board Meeting: The next Board meeting will be September 18th, 2010 at 10:00 AM at the Pavilion.

The meeting was adjourned at 12:30 AM.
Respectfully Submitted,

Jane Chidester
Secretary
Attachment 1: Heidelberg Beach Lawn Mowing Contract 2011 Season

Scope: The mowing will start from Rt. 6 (Lake Road) on the south and continue to the upper banks of Lake Erie, and from four feet west of Pennsylvania Road to four feet east of Michigan Road. The area south of the creek from the tennis courts east is not included.

Weed whipping will be done around all trees and telephone poles once a month.

Mowing will be done as close as possible around all cottages and the contractor will make sure that the grass is discharged away from the buildings. No hand mowing or weed whip trimming is included. (Any extra work performed for an individual cottage owner will be between the cottage owner and the mowing contractor.)

Cost: The rate is $385 (plus tax) per mow. It is anticipated that the number of mowings will range from 20 to 26 per year (this includes the Fall leaf mulching mows). When, and how often to mow & weed whip, will be at the joint discretion of the mowing contractor and Roger Nehls (Board Representative). It is also an option to do a separate mowing of the promenade for $100 (plus tax) per mow.

Time frame: Attempts will be made to have the full property mowing complete by Fridays during the summer season. In the springtime when more mowing is required and weather is variable, mowing may commence on any day of the week. During the summer, mowing will not be done on Sundays (and as mentioned, weather depending, the contractor will try to avoid mowing on Saturdays).

Other Considerations: Extra effort will be taken to have the property in good shape prior to major holiday weekends. Also, the Grounds & Creek Chairman will work with the fertilization service to coordinate weed applications and mowing times.

Insurance: contractor’s signature below indicates that he carries appropriate liability coverage.

_________________________________________________ Harvey Foote, Owner H&J Mowing
(Signature/Date)

_________________________________________________ Bill Hertzer, Chairman, Grounds & Creek
(Signature/Date)

_________________________________________________ Roger Nehls, Board Representative
(Signature/Date)
Board of Trustees Meeting  
Heidelberg Beach Association  
November 6, 2010

Present: Jack Kramer (Pres-presiding), Roger Nehls (VP), Dick Castele (Treasurer), Jane Chidester (Secretary), Jack Corrigan, Mark Hayman, Dick Henderson, Barclay Rohrbaugh.

Excused or Absent: Bill Chidester, Carol Dunkle, Rick Herwerden, David Rohrbaugh.

Opening: The meeting was called to order at 1:30 PM.

Minutes: Jane Chidester (Jack Corrigan) moved that the minutes from the August 14th, 2010 Board Meeting be approved. Motion passed unanimously.

Real Estate: Special Guest Mary Chidester attended this meeting to report on two real estate topics.

- William & Sharon Chidester (69 Kentucky) have offered to donate to the Association Lot 69B (formerly Reserve D). The Chidesters purchased this reserve area at the time of the construction of their cottage because it was thought that the additional property would be required for the septic system. The additional property was not required and the Chidesters would like to return this area to its original status as a reserve for the use and enjoyment of all Heidelberg Beach members. Mary Chidester also suggested that since this was a donation back to the Association that the customary transfer fee be waived and that the Association pay to record the lease termination document with the Erie County Recorder’s Office at an approximate cost of $36.00. Barclay Rohrbaugh (Dick Castele) made a motion to accept the donation, waive the transfer fee, and pay for the recording costs. Motion passed unanimously.

- Robert Koester would like to change the way he holds title to lots 49 & 50 on Kentucky Road. He currently leases them individually and he would like to lease them jointly with Jack Kramer, as joint tenants with rights of survivorship. Jack Kramer currently owns an interest in 3 lots on Pennsylvania Road. The interest in an additional 2 lots would bring his total to 5, the maximum number of lots permitted to be leased to one member by our bylaws. Dick Henderson (Barclay Rohrbaugh) made a motion to approve the transfer and authorize Roger C. Nehls, as Vice President and Jane E. Chidester to execute the required documents. Motion passed. Jack Kramer abstained from the vote.

Treasurer’s Report: Dick Castele presented the proposed budget for July 1, 2010 through June 30, 2011. Mark Hayman (Barclay Rohrbaugh) moved to accept the budget totaling $45,710. The budget will be posted on the Web site, and follows these minutes as Attachment 1. This amount is roughly the same dollar figure as the last several years. The motion also included the plan to only assess the community $41,000 of that amount—which is a 4.6% increase over what was assessed last year. The difference will be funded from the cash reserves. Motion passed unanimously. Further budget details:

- Septic tanks will be cleaned in the spring of 2011. This charge is not a part of the budget as it is billed directly to the cottage owner. We have moved to an every-other-year rotation. Our previous cycle of every third year was not keeping up appropriately. Historically this charge has been between $100-$125 per cottage.

- We are halfway complete in replenishing our road reserves from the purchase of our blacktopped roads 5 years ago. At the 10 year mark the Board will review the condition of the roads for any needed maintenance, including a more permanent correction to the manhole cover problem.

- The Board approved an increased mowing budget allowing for 23 (with an option of up to 26) mowings per year. Roger Nehls will be overseeing this service next year and we expect a smoother operation.
• We approved spring and fall weed & fertilizer applications of the promenade again for next year, but are considering only having the spring application done. Jack Kramer and Bill Hertzer are following up on this as fertilizer costs have skyrocketed recently.

• We had an unusually expensive water bill this past August (as compared to August 2009). We have no current explanation, but are on heightened awareness again watching the water bill.

• Roger Nehls continues to manage closely the dumpster pick-up service, saving us much money. There was a very difficult time in June when our provider transitioned between services and did a very poor job of responding to us.

• The tree costs will be down just slightly this year (from $8000 to $7300). We have decided to focus on addressing the large dead trees along Rt. 6 (4 Siberian Elms) and one dead Tulip Poplar on the promenade. Next year we will take another maintenance pass trimming and pruning throughout the property.

• The beach maintenance costs remain steady at $2000, but we are working on plans to reduce this. Instead of hiring our tree service this year to cut the woody growth on the beach bank, we hired Harbourtown Lawn & Landscaping service to do a complete cutting of the beach bank for $1,050. We are considering plans to maintain this more routinely (see discussion under “New Business”).

Committee Reports:

Finance: Thank you to Jack Corrigan who audited our financial records for the last 2 fiscal years. Everything was found to be in order, accurate, and well presented. The memo and financial statement will be posted on the Web site.

Utilities: Thank you to Harry Bratton for overseeing the fix of the cable wire problem on Pennsylvania Road.

Pavilion: Thank you to Carol Dunkle for overseeing that the roof leak was fixed at the Pavilion.

Old Business: None.

New Business:

Reducing Property Maintenance Costs (while simultaneously improving the property!):

   Mark Hayman initiated a discussion about low cost options for keeping up with the maintenance of our grounds, beach bank, and creek area. We are working towards keeping all aspects of the property more routinely maintained. Several ideas were discussed, including how to channel the help of our own volunteers and how to hire more low-cost workers.

(We also reiterated our desire to avoid becoming an employer of individuals. We need to only hire companies or self-employed contractors so that we do not introduce all of the additional financial and legal work involved in being an employer.)

   o Creek area: One of the ideas under consideration in regards to the creek area is to hire a professional to re-grade our creek bank for better water flow, easier maintenance, and to fix many of the tiling and input drain pipe problems. This expense would be in the nature of $5,000 to $10,000, but would improve the maintenance of that area for years to come.

   o Beach Bank: As mentioned above under the topic of beach maintenance, we are considering a plan to more routinely cut down the bank and keep up with the effort for lower cost. The proposal on the
table is to hire someone to come in mid-spring, early summer, and late summer to take a pass at the beach bank expanse for less overall cost ($600) than coming just once a year.

- Grounds: We have assigned more money to the mowing budget so that we may have more frequent mowings and have set up closer monitoring of the situation.

Free Dump Day in the Spring: The Free Dump Day at the Vermilion Township Recycling Center will probably be May 7th, 2011. Mark Hayman and Jack Kramer volunteered to be available with their pick-up trucks for Heidelberg Beach residents who would like to take large objects to the dump. Keep this in mind and give thought to anything you’d like to dispose of.

Spring Work Day: The decision was made to move Spring Work Day this year to the weekend prior to Memorial Day so that people may spend more time with their families on the holiday weekend. Spring Work Day will be May 21st, 2011. Thank you to all of those who have been turning up and working hard on the last few Work Day events—the Board is making a real effort to make these days more productive for the community.

**Next Board Meeting:** The next Board meeting will be May 21st, 2011.

The meeting was adjourned at 3:00 PM.

Respectfully Submitted,

*Jane Chidester*

Secretary
# Heidelberg Beach Association Approved Budget

For the period July 1, 2010 through June 30, 2011

<table>
<thead>
<tr>
<th>Category</th>
<th>Approved Budget</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reserves:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roads</td>
<td>1,770.77</td>
<td>installment 5 of 10 to replenish reserve used to pay for new road</td>
</tr>
<tr>
<td>General Fund Replenishment</td>
<td>1,899.23</td>
<td>installment 5 of 10 to replenish reserve used to pay for new road</td>
</tr>
<tr>
<td>Sewer Capital Improvement</td>
<td>2,450.00</td>
<td>$25 per 98 lots</td>
</tr>
<tr>
<td><strong>Grounds:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Lights</td>
<td>300.00</td>
<td>actual for 5 months and an estimate for 7 of approx $25 per month</td>
</tr>
<tr>
<td>Mowing</td>
<td>9,430.00</td>
<td>23 mowings / leaf mulching at $385 per mow plus sales tax of 6.5%</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>900.00</td>
<td>weed/feed promenade - $830 (2 applications), miscellaneous $70</td>
</tr>
<tr>
<td><strong>Sewer Maintenance</strong></td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Trees</td>
<td>7,300.00</td>
<td>per Tree Committee request</td>
</tr>
<tr>
<td>Water</td>
<td>9,000.00</td>
<td>actual for 5 months and an estimate for 7 months based on prior year actual</td>
</tr>
<tr>
<td>Snow Removal</td>
<td>1,100.00</td>
<td>estimate based on average of last 5 years</td>
</tr>
<tr>
<td>Roads</td>
<td>450.00</td>
<td>leftover from prior year to fix manhole covers</td>
</tr>
<tr>
<td>Refuse Collection</td>
<td>2,400.00</td>
<td>estimate based on actual for 4 months and projected cost of $800 for remainder</td>
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<td>Communication</td>
<td>300.00</td>
<td>per Communication Committee request</td>
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<tr>
<td>Postage, office supplies, etc.</td>
<td>150.00</td>
<td>estimate based on prior year actual</td>
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<tr>
<td>Insurance</td>
<td>1,600.00</td>
<td>estimate based on prior year actual</td>
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<tr>
<td>Membership Goodwill</td>
<td>150.00</td>
<td>leftover from prior years</td>
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<tr>
<td>Prior year income taxes</td>
<td>410.00</td>
<td>actual</td>
</tr>
<tr>
<td>Common Property RE Tax</td>
<td>4,100.00</td>
<td>estimate based on prior year actual - current valuations not available until Dec</td>
</tr>
<tr>
<td>Creek Maintenance</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Beach Maintenance</td>
<td>2,000.00</td>
<td>$1800 per Tree Committee request, $200 to drag the beach in summer months</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>45,710.00</td>
<td></td>
</tr>
</tbody>
</table>

Prior year actual expenses 45,021.59
Board of Trustees Meeting  
Heidelberg Beach Association  
May 21, 2011

Present: Jack Kramer (President-presiding), Roger Nehls (VP), Dick Castele (Treasurer), Jane Chidester (Secretary), Jack Corrigan, Mark Hayman, Dick Henderson, Rick Herwerden, Barclay Rohrbaugh.

Excused or Absent: Carol Dunkle, David Rohrbaugh.

Opening: The meeting was called to order at 2:00 PM.

Minutes: Minutes from the November 6th, 2010 Board Meeting were approved.

Real Estate: Mary Chidester presented two lease transfers.

  Bratton Lease Transfer: Barclay Rohrbaugh (Jane Chidester) made a motion to consent to the transfer of the lease for lots 41, 42, and 43 located on W. Virginia Road, from Loretta Bratton and Harry Bratton to Harry Bratton. Motion passed unanimously.

  Chidester/Macko Lease Transfer: Rick Herwerden (Mark Hayman) made a motion to consent to the transfer of the lease for lots 81 and 82 located on Indiana Road, from Jane Chidester and John Macko to Jane E. Chidester and John L. Macko, Co-Trustees, or the survivor as Sole Trustee, of the Chidester - Macko Family Revocable Trust UAD November 24, 2011. Motion passed. Jane Chidester abstained and remitted the $50 lease transfer fee to the Association.

Committee Reports:

  Building & Zoning: Bill Hertzer presented three upcoming projects.

    o Sharon Chidester is adding geothermal heating and cooling to her cottage. After work is complete, the only visible change will be a heat/ac pump on the exterior of the cottage. During the work, there will be drilling equipment parked on the cut over section of road to the south of their cottage. The drill will install piping underneath their cottage for the geothermal unit.

    o Rosalie & Roger Nehls are renovating the porch at the NE corner of their cottage. There is no footprint change. The roof line from above their kitchen (south of the porch) will be extended forward (north) to replace the current porch roofline. Jack Kramer (Dick Castele) moved to approve this plan. Motion passed. Roger Nehls abstained. No construction deposit is required.

    o Char Schuman will be installing a concrete driveway on lot 32. Mark Hayman (Rick Herwerden) moved to approve this plan. Motion passed unanimously. No construction deposit is required.

Trees: Recent straight line winds blew down a very large pine up by Rt. 6 in the SE corner of our property. The wind also took a 25’ chunk out of the top of another one. Andy Overly cleaned up the chunk for us; we’ll have Leimeister take care of the other tree next winter because it is not impacting anything.

Utilities:

  o Septic tanks were cleaned in April on the new plan of cleaning every other year. A copy of the map with the septic tank locations has been scanned and will be uploaded to the Web site for permanent storage.

  o Strittmather will soon patch the road where the February water main break occurred.

  o Jack Kramer gave maps of the water lines to Jane Chidester to get scanned into the computer.
Old Business:

Beach and Bank: Roger Nehls (Dick Henderson) moved to authorize Jane Chidester to further research the options for spraying the large areas of poison ivy and vine growth on the beach bank with a maximum budget of $300. Jane will contact Bill Richardson for consultation. Motion approved unanimously.

Jane Chidester (Rick Herwerden) moved to authorize Harbourtown (Fred Yost) to do an early summer and later summer cut down of the beach bank growth for a cost of $560 per time (4 people for 8 hours @ $17.50/hour). Motion approved unanimously.

Promenade Fertilization: After discussion it was decided to skip this spring’s application.

New Business:

Board Member Nominations: Outgoing Board members are Dick Castele and (the late) Bill Chidester. Members up for re-election are Dick Henderson and Mark Hayman. Dick C., Dick H., and Mark will work together to come up with a list of nominees prior to the next Board meeting.

Orientation: David P. Young and Georgia Newman met with the Board at 3:00 PM for their orientation. Jack Kramer welcomed them and discussed the history and purpose of the Heidelberg Beach Association, the shared responsibility for the welfare of the community, the privileges of membership, and the opportunities for friendship in the Heidelberg Beach Association family. Dick Castele explained the assessment process. Jane Chidester provided an Orientation Booklet with all relevant documents.

David and Georgia shared that they live permanently in Oberlin, Ohio and intend 95 Ohio to be their weekend home for gatherings with their family. They have three grown children and five grandchildren. David is a retired English Literature Professor from Oberlin College and Georgia is still practicing Internal Medicine. David and Georgia signed the “Agreement to and Acknowledgement of Materials” document, and it will be stored with their lease records with our Real Estate Trustee.

Vote on New Members: Roger Nehls (Dick Henderson) moved to accept David Young and Georgia Newman into membership of the Heidelberg Beach Association. Motion passed unanimously. We had 8 Board Members present (Rick Herwerden was not present), so we did have the “two thirds of the whole of the Board,” as required by the By-Laws.

Jane Chidester (Roger Nehls) moved to authorize the Board President and Secretary to sign all appropriate lease transfer documents to complete the sale of 95 Ohio Road. Motion passed unanimously.

Next Board Meeting: The next Board meeting will be June 25th, 2011 at 10:00 AM. The Annual Meeting has been scheduled for July 23rd, 2011 at 10:00 AM.

The meeting was adjourned at 4:00 PM.

Respectfully Submitted,

Jane Chidester
Secretary
Present: Jack Kramer (President-presiding), Dick Castele (Treasurer), Jane Chidester (Secretary), Jack Corrigan, Mark Hayman, Dick Henderson, Barclay Rohrbaugh, David Rohrbaugh.

Excused or Absent: Carol Dunkle, Rick Herwerden, Roger Nehls (VP).

Opening: The meeting was called to order at 10:00 AM.

Minutes: Minutes from the May 21st, 2011 Board Meeting were approved.

Treasurer’s Report: Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th). Of the $89,226 total cash assets, $67,912 are reserved for specific uses and $21,314 are unencumbered. The year ended $1,031 over budget due to the unexpected water main break in March.

Committee Reports:

Building & Zoning: Bill Hertzer presented the plans for Carolyn Leitch & Dick Castele’s deck renovation. Carolyn & Dick are grandfathered into the footprint variance received for the existing sandstone/railroad tie deck on the northeast corner of their cottage. They are removing the old sandstone/railroad tie deck and replacing it with recycled lumber materials. Jane Chidester (Barclay Rohrbaugh) moved to approve the presented plan. Motion approved unanimously.

Nominating Committee: The slate of nominees for the Board of Trustees are Mark Hayman (incumbent), Dick Henderson (incumbent), Bill Hertzer, Nancy Lukens, Tom O’Dougherty, and Bill Richardson. David Rohrbaugh (Barclay Rohrbaugh) moved to accept the slate. Motion approved unanimously.

Old Business:

Beach and Bank: Spraying for poison ivy and vine growth was done in mid-June. The undergrowth on the bank will be cut again in mid-July by Harbourtown Lawn & Landscaping.

Blueprints: Five blueprints were scanned into electronic format from Jack Kramer’s collection of old maps/prints. These will be posted on the Web site for future reference information. We are still looking for anyone that has any helpful maps of the property, particularly any that accurately depict the current water lines.

New Business:

Trespassing & Vandalism Issues: Options for handling these problems was discussed. It was decided the best course of action at this time is to ask leaseholders and their families to be diligent this summer in watching out for any unusual activity or people that don’t belong here. The Board needs your help in keeping our community safe.

Dogs on East Beach: The Board has agreed to allow the variance approved last year to permit dogs to access the east beach (via the east path and switch back only) to be continued for another year. The Board will re-evaluate this annually.

Annual Meeting Preparation: The Board will try a few new things to streamline the Annual Meeting this year. The Treasurer will post the Financial Report to the Web Site early for preview. We will also try to get written committee reports posted prior to the meeting.
Next Board Meeting: The next Board meeting will be July 23rd, 2011 immediately following the Annual Meeting (which begins at 10:00 AM).

A Board meeting has also been scheduled for August 20th at 10:00 AM at the Pavilion.

The meeting was adjourned at 11:15 AM.

Respectfully Submitted,
Jane Chidester
Secretary
Opening: The meeting was called to order at 11:05 AM. Jack Kramer opened with a prayer.

Membership Roll Call and Distribution of Ballots:

Secretary Jane Chidester called the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2011-2014 were distributed.

Association members representing 68 lots were present and proxies were turned in for an additional 18 lots. Hence, a total of 86 lots were represented. 50 lots are required for a quorum and 58 lots (2/3+1 of 86) are required for a By-Laws change.

Minutes: Bill Hertzer (John Macko) made a motion to dispense with the reading of the minutes from the 2010 Annual Meeting and approve them as written. The motion was approved unanimously.

Treasurer’s Report:

Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2011). Of the $92,482 total cash assets, $67,912 are reserved for specific uses and $21,320 are unencumbered.

In the fall of 2010 the Board of Trustees approved a budget of $45,710. In an effort to minimize the assessment increase from the prior year, assessments to the community were limited to $41,000. Surplus funds from prior years were used to cover the difference.

Overall, actual expenses would have been less than budgeted expenses except for the unanticipated cost to repair the water line. The year ended $1,031 over budget due to the $2,240 cost to fix the water main break.

Jack Kramer (Dan Warder) made a motion to accept the Treasurer’s report. The motion was approved unanimously.

Report of the Nominating Committee:

Dick Castele, Chair of the Nominating Committee, presented the slate of nominees for the Board of Trustees for 2011-2014. They were Mark Hayman (incumbent), Dick Henderson (incumbent), Bill Hertzer, Nancy Lukens, Tom O’Dougherty, and Bill Richardson. There were no additional nominations from the floor and nominations were closed.

Dick Castele and Jack Corrigan were appointed as tellers.

Committee Reports:

Beach & Bank Committee Report (Tom Lukens):

For those that saw it, this spring was a real challenge on the beach. We had more debris wash ashore over the winter than those with long histories here can remember. Thanks again to all of those who showed up on Work Day and made impressive efforts on the beach. We are also very thankful for the crew from Mr. Brown’s property in completing the task. They spent four hours on our beach hauling the huge logs and piles of debris away. They had a brigade of tractors, trailers, and dump trucks—truly an amazing sight.

Also, as you’ve been reading in the Sandscibles, the Board has hired Harbourtown Lawn & Landscaping to keep our beach bank cut back. The bank looks considerably better with these cuttings. There are still
many areas to tame, but the hope is to get the undergrowth to a point where it can be managed with weed whips alone. Many thanks as well to Herb Foote & Harvey Foote who have been keeping the sand smoothed and sculpted on a weekly basis, particularly after the most recent storm.

The fire pit is relocated a bit west of its previous location to account for the decrease in our beach space since last year. We appreciate all of your efforts to keeping the area clean and maintaining the chairs in good condition.

Coastal Legislation Committee Report (Carol Dunkle):

The Ohio Lakefront Group’s fight for shoreline owner’s property rights has reached the Ohio Supreme Court and a ruling is expected soon. To date, all of the previous lawsuits and appeals have been won by the OLG. If the court sides with property owners, the ruling would have no impact on the 164 public beaches and points of public access to Lake Erie, which averages one public area every two miles.

The case presents a fundamental property rights question: Do state bureaucrats have the right to take portions of land legally purchased by, and deeded to, private citizens for more than 200 years?

Communications Committee Report (John Macko):

The Communications Committee maintains the Heidelberg Beach Web site (http://www.HeidelbergBeach.org); publishes and distributes the Sandscribes newsletter; and maintains contact information for, and publishes, the Heidelberg Beach Membership Directory. Any suggestions for improvement for any of these items are welcome.

All Heidelberg Beach residents and guests are encouraged to report news items. Contact information is available within the Web site and Sandscribes. In particular, please share your personal items such as births, graduations, engagements, weddings, accomplishments, and milestone birthdays and anniversaries.

We plan to publish a new hardcopy version of the Heidelberg Beach Membership Directory as soon as the sales of 79 Indiana and 95 Ohio are complete. In the interim, everyone is reminded that current, up-to-date copies of the Directory are always available on the Web site at http://www.HeidelbergBeach.org/HBdirectory.aspx. Two versions are available: one formatted for hardcopy printing, and one softcopy version to store on your computer. If you haven’t downloaded the softcopy version, do consider giving it a try: it’s very handy to have a searchable local resource of all our member information that can be accessed without having to be connected to the Internet.

Please keep the committee informed of your address changes (both E-mail and snail-mail) and telephone numbers.

I’d like to personally thank Jane Chidester who does the bulk of the work for this committee, all flawlessly and with a great writing style and sense of humor. Thank you, Jane!

CCWW 2011 Annual Report (Joan Margard):

Membership: Current members of the Council are: Jack Corrigan, Jane Eshelman, Rev. Dick Henderson, Joan Margard, and Rosalie Nehls. The Council Constitution stipulates that there shall be 8 members with staggered terms. Shelia Henderson and Vern Margard will be asked to serve for two year terms. Karen Herwerden has requested a furlough from the Council and was thanked for her years of dedicated leadership as chairman.
Officers: Jane Eshelman and Joan Margard have agreed to be Co-chairs for 2010-2011. Joan will continue to serve as Secretary, and Rosalie Nehls will continue to arrange for refreshments to follow the worship services.

Meetings: The council is to have two meetings a year (Annual Meeting and Spring Meeting) and as many other meetings as it deems necessary. The Annual Meeting was convened on September 5, 2010, and the Spring Meeting was held on Work Day, May 21, 2011.

Worship:

Music It was suggested that because our hymnals are so old, we should update some of our songs, using selected praise music and choruses. Incorporating the praise songs and choruses on successive Sundays will help to familiarize the congregation with the music. Rosalie will contact Claudia Springer to help with the song selection. Traditional hymns from the hymnal will be used each week as well.

Ministers Barclay Rohrbaugh arranged for the ministers for the weekly services this year. Some members of the Council feel that property owners who are clergy should be asked first to supply the pulpit for weekly worship. Guest ministers or worship leaders will be asked for the remaining Sundays.

Communion Dick Henderson will be the minister for the Labor Day weekend service and is interested in knowing if there are any elders within the congregation who might help with serving communion.

Bulletins and Greeters Vern Margard has agreed to prepare the bulletins for each week and send them electronically to Jan Peer and/or Claudia Springer for printing. Bill Richardson will arrange for Greeters and Annunciators for the season.

Funds: Dick Castele will manage the Council funds in a separate account. Roger Nehls will continue to make the deposits for Dick.

Tithe: Our tithe in 2010, $350.00 ($200.00 + one returned honorarium) was given to the Vermilion Food Pantry. The Council decided to contribute the 2011 monetary tithe to the Vermilion Food Pantry as well and will collect currently dated, non-perishable food items each week. Rosalie and Roger Nehls were thanked sincerely for their delivery of the food items and the check to the pantry last year.

Constitution: Council was asked to review and revise its constitution and submit the revision for publication in the Sandscribes. Following input from members of the Council, the final document was submitted on June 15th.

Grounds & Creek Committee Report (Bill Hertzer):

1. Weed and feed has been applied to the Promenade.
2. Thanks to Joyce and Harvey Foote for a fine job of mowing our lawn and working on the grounds.
3. Thanks to Joyce and Harvey for all the work they do all for us as we need help.
4. Thanks to all the folks who spend many hours working on the grounds.

Real Estate Report (Mary Chidester): This year there were five lease transfers. The one sale was the Seymour cottage which was sold to David P. Young and Georgia Newman. We would like to welcome the newest members of our community. The other transfers were for estate planning purposes. Please remember that any transfer of a lease, including transfers to trusts for estate planning purposes, require the prior
written approval of the Board of Trustees. If anyone needs assistance with such a transfer I am more than happy to help.

Safety & Recreation (Joe Tereshko): Thanks to the many people who have helped with the playground this past year; particularly Harry Bratton, Roger Nehls, Dan Warder and Mark Hayman. Their help is greatly appreciated.

Social Committee Report (Jan Peer):

The Social Committee hosted six events from May 30, 2010 through November 6, 2010 at a cost of $157.45. Donations of $54 were received to offset this cost.

The Social Committee requests reimbursement in the amount of $103.45 for 2010. This is the net amount of cost less cash donations. We would also like to thank Heidelberg Beach members who donated many items not reflected in the cost above.

For 2011, the Social Committee requests an expense account of $250 for this summer’s socials. In addition please add a budget item in the amount of $250 for the 2012 budget to be approved later this year.

Tennis Club Report (Ruth Schneider):

Thanks to Roger Nehls for taking down and storing the tennis net and poles. Also thanks to Roger Nehls, Dan Warder, Jim Schneider, and Dr. Jim Schneider who put up and repaired the tennis net. And thanks to those who have kept the grass trimmed around the court.

The bank account balance as of June 30, 2011 (end of Fiscal year) is $1,714.73. $271.94 was paid in Real Estate taxes for 2009 & 2010, and $600 in dues was received in 2009 & 2010. Please pay 2011 dues ($25) by July 30th, 2011 (checks made payable to “Heidelberg Beach Tennis Club”).

Tree Committee Report (Jane Chidester): This past winter we focused our funds on having large dead and dying trees removed. We lost 4 Siberian Elms along Route 6, and a Tulip Poplar on the promenade. Next fall and winter we will have to address the Ash trees that have succumbed to the bore disease and the large pine that has fallen in the woods up by Route 6. We also hope to have enough money to do a minimal maintenance pass through the whole property.

Thanks to Dan Warder for his efforts to reestablish grass in areas where we’ve lost trees. Thanks also to John Macko and Harvey Foote who have been spending recent weekends ringing trees with mulch around the property.

Utilities (Harvey Foote): The septic tanks were cleaned this year by Abel Sanitation and costs were held to $110 per tank. Tanks will continue to be cleaned on an every other year basis.

Zoning & Building Committee Report (Bill Hertzer):

1. Sharon Chidester has just completed a new geothermal heating system for her cottage at 69 Kentucky.

2. Jennifer Sullivan and Dave Rohrbaugh are close to finishing major work on 30 West Virginia.

3. Rosalie and Roger Nehls are replacing their sun room with a more permanent sun room.

4. Carolyn Leitch and Dick Castele are replacing their front porch at 92 Ohio.
Old Business:

New Board Members: Mark Hayman, Dick Henderson, Bill Hertz, Bill Richardson were elected to serve for 2011-2014.

New Business: None.

Adjournment: The meeting was adjourned at 11:35 AM.

Respectfully Submitted,

Jane Chidester,
Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
July 23, 2011

Present: Jack Kramer (President-presiding), Roger Nehls (VP), Jane Chidester (Secretary), Jack Corrigan, Mark Hayman, Dick Henderson, Bill Hertzer, Rick Herwerden, Bill Richardson, Barclay Rohrbaugh.

Absent: Carol Dunkle, David Rohrbaugh.

Adjunct Trustees: Dick Castele (Treasurer), Mary Chidester (Real Estate)

Opening: The meeting was called to order at 12:00 Noon.

Minutes: Minutes from the June 25th, 2011 Board Meeting were approved.

Treasurer’s Report: Dick Castele gave Jack Corrigan the Fiscal Year 2011 books to audit.

Real Estate Report: The Seymour cottage sale of 95 Ohio Road to Georgia Newman & David Young was completed on July 11th, 2011.

Committee Reports: None.

Old Business: None.

New Business:

New Board Members: Welcome to Bill Hertzer and Bill Richardson.

Officers & Executive Committee for 2011-2012: Barclay Rohrbaugh (Rick Herwerden) moved to retain the current slate of Officers and adjunct Trustees. The motion passed unanimously. For 2011-2012 Jack Kramer will continue to serve as President, Roger Nehls as Vice President, Jane Chidester as Secretary, Dick Castele as Treasurer, and Mary Chidester as Real Estate Trustee.

Roger Nehls (Mark Hayman) moved to retain the current executive committee with the exception of replacing Dick Castele, who is no longer on the Board of Trustees, with Rick Herwerden. Motion passed unanimously. The Executive Committee members are: Jack Kramer, Roger Nehls, Jane Chidester, Carol Dunkle, Mark Hayman, Dick Henderson, and Rick Herwerden.

Orientation of Matt Glaviano: Linda & Cliff Glaviano are adding their son Matt Glaviano to their lease. Matt has been an unofficial member of the Heidelberg Beach family his entire life, and is well acquainted with our community. He is thrilled to become an official member of our community. Matt and his wife Marissa live in Westerville, Ohio, and they have an adorable 2 year old girl named Harper. Matt was given the Heidelberg Beach Orientation Booklet and signed the "Agreement to and Acknowledgement of Materials" document (which will be stored with the Glaviano lease records with our Real Estate Trustee).

Vote on New Member: Barclay Rohrbaugh (Jane Chidester) moved to accept Matt Glaviano into membership of the Heidelberg Beach Association. Motion passed unanimously. We had 10 Board Members present, so we did have the "two thirds of the whole of the Board," as required by the By-Laws.

Barclay Rohrbaugh (Roger Nehls) moved to authorize the Board President and Secretary to sign all appropriate documents to complete the addition of Matt to his parent’s lease. Motion passed unanimously.

Next Board Meeting: The next Board meeting is August 20th at 10:00 AM at the Pavilion.

The meeting was adjourned at 12:30 PM.
Respectfully Submitted,

Jane Chidester
Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
October 15, 2011

Present: Jack Kramer (President-presiding), Roger Nehls (VP), Jane Chidester (Secretary), Jack Corrigan, Dick Henderson, Bill Hertzer, Rick Herwerden, David Rohrbaugh.

Absent: Carol Dunkle, Mark Hayman, Bill Richardson, Barclay Rohrbaugh.

Adjunct Trustees: Dick Castele (Treasurer)

Opening: The meeting was called to order at 12:00 Noon.

Minutes: Minutes from the July 23rd, 2011 Board Meeting were approved.

Treasurer’s Report:

At the last meeting Dick Castele gave Jack Corrigan the Fiscal Year 2011 books to audit. Jack Corrigan presented a Memorandum to the Board stating that Corrigan Krause staff had reviewed the financial statements and found they "provide a fair accounting for the fiscal year ended June 30, 2011.” Bill Hertzer (Jane Chidester) moved to accept the audit. Motion passed unanimously.

Dick Castele also confirmed that he files annually IRS Form 1120-H (U.S. Income Tax Return for Homeowners Associations).

Dick Castele presented the outline for our 2011-2012 budget (see Attachment 1) based on the requests he’d received and information from past years. After discussion, Jane Chidester (Bill Hertzer) moved to approve the budget. David Rohrbaugh (Jack Corrigan) made a motion to hold the assessment increase to 6% this year and make up the deficit of 4% (difference between approved budget and amount of assessments) from the unencumbered cash fund. Motion approved unanimously.

Notes from the budget discussion:

- Harvey Foote has signed the Mowing Contract for 2012 and the Board has budgeted for 23 mowings.
- Jack Kramer & Mark Hayman will investigate the cost of adding collars to our storm sewer manhole covers in the roads and present a report in the spring.
- Jack Kramer & Mark Hayman will discuss what needs to be done to maintain the pier welds and report back to the Board.
- Bill Hertzer will contract to have one springtime weed/feed application done on the promenade.
- The Board voted to continue to hire Harbourtown Lawn & Landscaping to maintain the Beach Bank and money for Herb Foote to groom the sand in the summertime.
- Jane Chidester will contract again with Leimeister Tree Service for our winter tree work.

Real Estate Report:

Roger Nehls (Rick Herwerden) made a motion to accept the termination of the lease to Robert W. Koester and Jack Kramer, as joint tenants on lots 49 and 50 Kentucky Road—and to issue a new lease to Jack Kramer only. Jack Kramer abstained, motion passed.
David Rohrbaugh (Roger Nehls) moved to authorize Roger Nehls as Vice President to sign with Jane Chidester as Secretary on the new lease. Jack Kramer abstained; motion passed.

Committee Reports:

Zoning & Building: Bill Hertzer (Jane Chidester) moved to accept the Nehls construction plans. Motion passed unanimously.

CCWW: Jack Corrigan suggested that we move as many of the cleaning tasks as possible for the first Pavilion service to our Spring Work Day task list. These tasks include moving out the picnic tables and giving them an initial washing, cleaning the tarps, cleaning the Pavilion interior, moving out the lectern and chairs from the Pump House, washing the chairs, and weeding around the Pavilion landscaping beds. It was noted that we could do this, but would place the picnic tables on the Shuffleboard Courts for the weeks prior to the first service to make the springtime mowing easier.

Old Business: None.

New Business:

New Board Members: Welcome to Bill Hertzer and Bill Richardson.

Orientation of John Rohrbaugh: A request has been made to transfer The Pioneer at 59 Kentucky from the Trust of Paul and Marian Rohrbaugh to, John Rohrbaugh, Martha Vivona, and Barbara Weber, or to a trust naming the three “children” and their decedents as beneficiaries. All have been unofficial members of the Heidelberg Beach family their entire life, and are well acquainted with our community. John was able to meet with the Board today, was given the Heidelberg Beach Orientation Booklet, and signed the “Agreement to and Acknowledgement of Materials” document (which will be stored with the lease records with our Real Estate Trustee).

Vote on New Member: Pending resolution of how the lease will be held and orientation and approval of the other siblings, Roger Nehls (Bill Hertzer) moved to accept John Rohrbaugh into membership of the Heidelberg Beach Association. Motion passed unanimously. We had 8 Board Members present, so we had the “two thirds of the whole of the Board,” as required by the By-Laws.

Next Board Meeting: The next Board Meeting will be April 14th, 2012 and Spring Work Day (with a Board Meeting) will be May 19th, 2012.

The meeting was adjourned at 2:00 PM.

Respectfully Submitted,

Jane Chidester
Secretary
Attachment 1 (COMING SOON)

Heidelberg Beach Association Approved Budget
For the period July 1, 2011 through June 30, 2012
Board of Trustees Meeting
Heidelberg Beach Association
May 26, 2012

Present: Jack Kramer (President-presiding), Roger Nehls (VP), Jane Chidester (Secretary), Jack Corrigan, Mark Hayman, Dick Henderson, Bill Hertzer, Rick Herwerden, Barclay Rohrbaugh.

Absent: Carol Dunkle, Bill Richardson, David Rohrbaugh.

Adjunct Trustees: Dick Castele (Treasurer) and Mary Chidester (Real Estate).

Opening: The meeting was called to order at 10:00 AM.

Minutes: Minutes from the October 15th, 2011 Board Meeting were approved.

Treasurer’s Report: None.

Real Estate Report: 10 Pennsylvania, which has been on the market and currently owned by Beverly Morris and Marilyn Border, Co-Trustees of the Lydia H. Foote Trust dated July 20, 2005, is now going to be transferred to Marilyn M. Border and taken off the market.

Committee Reports: None.

Old Business:

Sewer Covers: This summer Mark Hayman will replace one or two sewer covers in the road with extension collars to raise the level of the cover to the road surface. This will be a temporary fix until the roads are resurfaced in the future. The expectation is that in 4 years, when the road reserve budget is replenished, the Board will consider resurfacing the roads. At this time, the Board will address leveling all of the sewer covers and deciding if the berm should be re-done. This is the most cost effective approach to the problems.

Review of Master Tree Plan: Jane Chidester presented the Board with the Master Tree Plan, the history behind developing the plan, the list of work done over the 2011-2012 winter, and a list of related beach projects. The Board will continue to discuss projects around the beach at future meetings. These projects revolve around the maintenance of the creek area, ringing trees with mulch, maintaining the woods area along Rt. 6, re-landscaping the Entrance sign, continued maintenance of the beach bank and the top of the cliff bank. The Master Tree Plan is attached as an addendum to these minutes (online only).

Welding the Pier: Mark Hayman will lead the effort to weld the areas of the pier that are in need of maintenance.

Weed/Feed Treatment of the Promenade: Bill Hertzer will investigate a new service to control the weeds in the promenade grass. In conjunction with this, he will investigate getting a group rate for anyone that wants weed/feed treatments for their lots.

Beach Bank: The Beach Bank will be cut down in mid-June by Harbortown Lawn & Landscape (Fred Yost). Money was reserved for this last fall.

New Business:

Construction Deposit: Jane Chidester (Bill Hertzer) moved to return the Nehls construction deposit. Motion approved unanimously.

Orientation of Martha Vivona and Barbara Weber: Martha and Barbara met with the Board today, were given the Heidelberg Beach Orientation Booklet, and they both signed the “Agreement to and
Acknowledgement of Materials” document (which will be stored with the lease records with our Real Estate Trustee).

Vote on New Members: Roger Nehls (Jack Corrigan) moved to accept Martha Vivona and Barbara Weber into membership. They also moved to approve the transfer of the lease of 59 Kentucky to the Rohrbaugh Family Heidelberg Cottage Trust**, while reserving the right to approve future Trustees of this trust into membership at Heidelberg Beach. The current Trustees are John Rohrbaugh, Martha Vivona, and Barbara Weber. Motion passed. Barclay Rohrbaugh abstained. We had 8 Board Members vote affirmative, so we had the “two thirds of the whole of the Board,” as required by the By-Laws.

** *The full name of the Rohrbaugh Family Heidelberg Cottage Trust is the "John W. Rohrbaugh, Martha E. Rohrbaugh Vivona, and Barbara L. Rohrbaugh Weber, Trustees of the Rohrbaugh Family Heidelberg Cottage Trust dated August 4, 2011."

The Board of Trustees has chosen to handle this Trust by just approving the Trustees for membership into the Association. This trust is designed to last for many generations, therefore when new Trustees are chosen by the family to serve in accordance with the trust, the Board requests that they apply for membership into the Heidelberg Beach Association.

It was noted that it would be a good idea to have the Heidelberg Beach By-Laws reviewed by an attorney and modified to address the complexities of the ownership structures that we now have in our community.

Next Board Meeting: The next Board Meeting will be Saturday, June 23rd, 2012 and the Annual Meeting is set for Saturday, July 21st, 2012. Both meetings will be at 10:00 AM at the Pavilion.

The meeting was adjourned at 11:30 AM.

Respectfully Submitted,

Jane Chidester
Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
June 23, 2012

Present: Jack Kramer (President-presiding), Jane Chidester (Secretary), Jack Corrigan, Mark Hayman, Rick Herwerden, Bill Richardson, Barclay Rohrbaugh, David Rohrbaugh.

Absent: Carol Dunkle, Dick Henderson, Bill Hertzer, Roger Nehls.

Adjunct Trustees: Dick Castele (Treasurer) and Mary Chidester (Real Estate).

Opening: The meeting was called to order at 10:00 AM.

Minutes: Minutes from the May 26th, 2012 Board Meeting were approved.

Treasurer’s Report: The fiscal year will be closed in a week and projections are that we will be $1,500 under budget.

Committee Reports:

Beach & Bank: A request was made for a new buoy and chain for the swimming area.

CCWW:

- The CCWW will be emailing or calling the members responsible for cleaning the Pavilion approximately 10 days in advance of their date.

- The CCWW is still looking for volunteers who would be willing to help with the after service Social Hour refreshments. Please contact Joan Margard if interested.

Old Business:

Entrance Landscaping: We have agreed on a direction for landscaping around the sign at the entrance area to the beach. Donations will be solicited from the community to fund the project. The Henderson family will be re-furbishing the sign (and the matching “Private” signs) as a part of this effort.

New Business:

Nominees for the Board: Mark Hayman (Barclay Rohrbaugh) moved to accept the following slate of nominees for the 2012-2013 year: David Rohrbaugh (incumbent), Dick Castele, Nancy Lukens, Barb Weber. Motion passed unanimously.

Vote on Transfer of Lease for 10 Pennsylvania: Jane Chidester (Jack Corrigan) moved to approve the transfer of the lease of 10 Pennsylvania from Beverly A. Morris and Marilyn M. Buemi Co-Trustees of the Lydia H. Foote Trust to Marilyn M. Border. Motion passed unanimously.

Orientation of Katie & Scott Welch: Katie & Scott Welch met with the Board and were given the Heidelberg Beach Orientation Booklet. Katie & Scott signed the “Agreement to and Acknowledgement of Materials” document (which will be stored with the lease records with our Real Estate Trustee).

Vote on New Members: Jane Chidester (Bill Richardson) moved to accept Katie & Scott Welch into membership. Motion passed unanimously. We had 8 Board Members vote affirmative, so we had the “two thirds of the whole of the Board,” as required by the By-Laws.
Vote on Transfer of Lease for 79 Indiana: Jane Chidester (Mark Hayman) moved to approve the transfer of the lease of 79 Indiana from Karen & Norm Siebenhar to Katie & Scott Welch. Motion passed unanimously.

Construction Plans for 16 Pennsylvania: Kathy & Mark Hayman will be re-building their cottage in the fall. Architectural plans were presented and discussed. The Building Committee has approved the plans. David Rohrbaugh (Rick Herwerden) moved to approve the plans. Mark Hayman abstained. Motion passed.

Building/Bench Maintenance: David Rohrbaugh will be doing several woodworking projects around the beach this summer: Sunset Bench support repair, Pavilion repair, and Pier bench repair or replacement. Thank you!

Printing New Directories: Bill Richardson (Barclay Rohrbaugh) moved to approve a budget for printing 2 Directories per cottage. Extra Directories can be made at your cost—please contact Jane Chidester with the number you’d like. Motion approved unanimously.

**Next Board Meeting:** The Annual Meeting is on Saturday, July 21st, 2012 at 10:00 AM at the Pavilion. A Board Meeting will follow.

The meeting was adjourned at 11:30 AM.

Respectfully Submitted,

*Jane Chidester*

Secretary
Opening: The meeting was called to order at 10:05 AM. Rev. Richard Henderson opened with a prayer.

Membership Roll Call and Distribution of Ballots:

Secretary Jane Chidester called the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2012-2015 were distributed.

Association members representing 58 lots were present and proxies were turned in for an additional 19 lots. Hence, a total of 77 lots were represented. 50 lots are required for a quorum and 52 lots (2/3+1 of 77) are required for a By-Laws change.

Minutes: John Macko (Georgia Newman) made a motion to dispense with the reading of the minutes from the 2011 Annual Meeting and approve them as written. The motion was approved unanimously.

Treasurer’s Report:

Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2012). Of the $95,530 total cash assets, $74,649 are reserved for specific uses and $20,881 are unencumbered.

In the fall of 2011 the Board of Trustees approved a budget of $45,995. In an effort to minimize the assessment increase from the prior year, assessments to the community were limited to $43,500. Surplus funds from prior years were to be used to cover the difference.

Actual expenses ended under budget by $1,868. This was due principally to the limited amount of snow plowing required this last winter and to the apparent water bill savings after having the water main fixed last year.

Craig Peer (Harry Bratton) made a motion to accept the Treasurer’s report. The motion was approved unanimously.

Report of the Nominating Committee:

Roger Nehls, Chair of the Nominating Committee, presented the slate of nominees for the Board of Trustees for 2012-2015. They were Dick Castele, Nancy Lukens, David Rohrbaugh (incumbent), and Barbara Weber. There were no additional nominations from the floor and nominations were closed.

Roger Nehls (Harry Bratton) moved to accept the slate of nominees and elect them via acclamation. The motion was approved unanimously.

Jack Kramer thanked the current Board Members for their service.

Committee Reports:

Beach & Bank Committee Report (Tom Lukens): Tom Lukens thanked Herb Foote for his weekly grooming of the beach sand; it has made a wonderful difference in the enjoyment of the beach. Tom also noted that he was going to submit a request for the purchase of new swimming area buoys.

Coastal Legislation Committee Report (Carol Dunkle):
On September 14th, 2011 the Ohio Lakefront Group won the Supreme Court Decision upholding the property rights of private property owners. Further lawsuits are being filed now to recover attorney’s fees.

However, the fight with the state and the ODNR lingers on.

The state still thinks that we own the property to the ordinary high water mark and not the natural water line and is requesting that the Ohio Lakefront Group must prove further that we own to the natural waterline even though based on the Appeals Court and Supreme Court decision, the description of the boundary should be changed to read: “The natural shoreline is a moving boundary located at the line where the water would be on any given day, between the ordinary high and low water marks, except for natural disturbances such as storm surges, wind tides, seiches and harbor resonance. The natural shoreline is not an “ordinary” water line or a fixed line of elevation. The line moves throughout the year based on seasonal variations in lake levels. The line also moves based on long term changes to the land caused by erosion and accretion and long term changes to water levels caused by submergence and reliction. In other words, the natural shoreline is the line between what is usually non-submerged land and what is usually submerged land on any given day.” The state still thinks that we own the property to the ordinary high water mark and not the natural water line and is requesting that the Ohio Lakefront Group must prove further that we own to the natural waterline even though based on the Appeals Court and Supreme Court decision, the description of the boundary should be changed to read: “The natural shoreline is a moving boundary located at the line where the water would be on any given day, between the ordinary high and low water marks, except for natural disturbances such as storm surges, wind tides, seiches and harbor resonance. The natural shoreline is not an “ordinary” water line or a fixed line of elevation. The line moves throughout the year based on seasonal variations in lake levels. The line also moves based on long term changes to the land caused by erosion and accretion and long term changes to water levels caused by submergence and reliction. In other words, the natural shoreline is the line between what is usually non-submerged land and what is usually submerged land on any given day.”

Communications Committee Report (John Macko):

The Communications Committee maintains the Heidelberg Beach Web site (http://www.HeidelbergBeach.org), publishes and distributes the Sandscribes newsletter, and publishes and maintains the Membership Directory. Any suggestions for improvement for any of these are most welcome.

All Heidelberg Beach members are encouraged to share news items—just contact Jane Chidester or John Macko. We are a “family community” and very much share in each other’s happiness and sorrows.

As promised, with the sale of the last of the cottages that had been on the market, we will be printing a new Membership Directory. The Board approved a budget of two directories per cottage. If anyone would like additional directories at their own cost ($3/each), please contact Jane Chidester.

Please verify and update your Membership Directory entry before August 1st. A draft hardcopy will be available at the annual meeting on which to mark any last minute changes.

New on the Web site is a “quick access button” for the Directory in the navigation pane on the left of all pages (remember the password is beach).

CCWW 2012 Annual Report (Joan Margard):

Membership: Current members of the Council are: Jack Corrigan, Jane Eshelman, Rev. Dick Henderson, Shelia Henderson, Joan Margard, Vern Margard, and Bill Richardson.

Officers: Jane Eshelman and Joan Margard are co-chairs of the Council.
Meetings: The Council is to have two meetings a year (Annual Meeting and Spring Meeting) and as many other meetings as it deems necessary. The Annual Meeting was convened on September 3, 2011, and the Spring Meeting was held on May 26, 2012.

Worship:

Music: Rosalie Nehls coordinated the music for Sunday morning worship services. Claudia Springer played the keyboard during the month of July. Rosalie, Gale Kramer, and Laura Weber served as organists during the rest of the season.

Ministers: Jane Eshelman recruited ministers/worship leaders to fill the pulpit for the 2012 season. Joan Margard sent reminders and thank-you’s to the ministers. Each minister was asked to submit his sermon title, scriptures, and hymn selections to Vern Margard for printing in the weekly bulletin.

Communion: Dick Henderson will be the minister for the Labor Day weekend service when communion will be served.

Bulletins and Greeters: Vern Margard is preparing bulletins for each week and will send them electronically to Jan Peer and/or Claudia Springer for printing. Bill Richardson will arrange for Greeters and Announcers for the season.

Funds: Dick Castele will manage the Council funds in a separate account. Roger Nehls will continue to make the deposits for Dick.

Tithe: Our tithe for 2011, which included one returned honorarium, was $310.00 and was donated to the Vermilion Food Pantry at the UCC Church.

Grounds & Creek Committee Report (Bill Hertzer): Bill Hertzer thanked Harvey and Joyce Foote for all of their work around Heidelberg Beach above and beyond their paid work for lawn mowing and snow plowing. Thank you to everyone who has helped with brush clean-up and bed maintenance.

Insurance (Craig Peer): Craig Peer reported that we still maintain our Insurance coverage for the Association through Erie Insurance. Premiums and coverage have remained steady.

Real Estate Report (Mary Chidester): This year there were 4 lease transfers. The Seibenhar cottage sold to Katie & Scott Welch. The Glavianos added their son Matt to their lease. The Pioneer transferred from Paul Rohrbaugh’s trust to a trust with John Rohrbaugh, Martha Vivona and Barbara Weber as trustees. And finally, the vacant lots owned by Bob Koester transferred to Jack Kramer. We would like to welcome the newest members of our community. We have one pending transfer and that is from the trust of Lydia Foote to her daughter, Mary Border. Please remember that any transfer of a lease, including transfers to trusts for estate planning purposes, require the prior written approval of the Board of Trustees. If anyone needs assistance with such a transfer I am more than happy to help.

Pavilion Committee (Carol Dunkle): Everything at the pavilion seems to be OK at this time and I want to thank those of you that helped weed and clean the pavilion and the shuffleboard courts.

Safety & Recreation (Joe Tereshko):

One of the safety concerns during the past few years was the increase in drive through traffic being attracted by the realty signs posted along Rt. 6. With the removal of the signs our hope is for traffic through Heidelberg property to be mainly leaseholders and guests more respectful of the speed limits, especially past the playground area. The committee hopes this will be taken into consideration when future requests are made to post anything inviting unnecessary traffic onto our association property.
Harry Bratt has been instrumental over the years in removing and installing the kiddie car on the playground as well as other things. Thanks to Harry for his continued help with the playground.

One request to anyone finding water accumulating in the kiddie car, there is a floor drain that becomes clogged from leaves and other debris. Please try to clear the drain hole with a stick if you observe this.

Please let me know if you have any concerns.

Social Committee Report (Jan Peer):

The Social Committee hosted five events in 2011:

- May 21, 2011 Spring Clean-Up Day Donuts and Coffee, Potluck Dinner
- July 23, 2011: Bratwurst Potluck Dinner
- August 13, 2011: Ice Cream & Games
- September 6, 2011: Movie Night Singin’ in the Rain
- October 15, 2011 Fall Clean-Up Day Donuts and Coffee

Due to generous donations we were able to cover this year’s expenses.

Tennis Club Report (Ruth Schneider):

Thanks to those who helped take down the tennis net in the fall and then helped to put up the net on Work Day.

The bank account balance as of June 30, 2012 (end of Fiscal year) is $2,090.80. $137.93 was paid in Real Estate taxes for 2011. Please pay 2012 dues ($25) by August 15, 2012 (checks made payable to “Heidelberg Beach Tennis Club”).

Tree Committee Report (Jane Chidester):

This past winter we had to take down three major trees, had limb clean-up to do from last summer’s microburst storm, and a long list of other miscellaneous trimming around the beach. I continue to maintain a prioritized list of work (see Attachment 1).

In addition to our regular maintenance and tree problems that you report, we intend future projects that will improve the tree line along Rt. 6, to the south of the creek (including the creek), and along the east side of the property. We’ve also been making an effort to get more trees ringed with mulch to make mowing easier for Harvey.

As you saw too in the May 26th, 2012 Board Minutes, the Board reviewed the Master Tree Plan for the property (see Attachment 2).

Utilities (Harvey Foote): Septic tanks will be cleaned in the spring of 2013. Tanks will continue to be cleaned on an every other year basis.

Zoning & Building Committee Report (Bill Hertzer):

Roger Nehls’ construction is nearly complete at 76 Indiana.

Kathy and Mark Hayman will begin construction at 16 Pennsylvania this fall.
New Business:

Char Schuman asked if the Board had plans for road maintenance. She noted there were several areas that were showing a lot of wear. President Jack Kramer responded that the Board was aware of this and intended to act on road maintenance in 2015 when the road reserves had been fully replenished. At that time the issues of bringing the sewer collars to road level, water drainage over certain areas of the road (and underground pipes), berms, and general cracks and deterioration will be addressed. (Reference Note: This is discussed in the November 6, 2010 Board Minutes.)

Adjournment: The meeting was adjourned at 10:25 AM.

Respectfully Submitted,

Jane Chidester,
Secretary
Attachment 1: 2011 Winter Tree Work (roughly in Priority Order)

1. Raise limbs Pin Oak W of 76 (Nehls)
2. Dead Pin Oak NE corner of 82: remove & grind stump (Chidester/Macko)
3. Dead Ash E of 16: remove & grind stump (Hayman)
4. Oak NW corner of 85: a few dead limbs directly above glass porch (Schuman)
5. NW corner of 93: trim suckers and possibly limb over house (Lukens)
6. NE corner of 97: broken limb & trim limbs over house (Martin)
7. NE corner of 92: broken limb
8. Sycamore SW corner of 73: limbs too close to roof (Eshelman)
9. Tree SE corner of 73: raise limbs over road
10. Tree SE corner of 70: raise limbs over road
11. Butternut SE corner of 100: raise limbs over house
12. Pin Oaks E and N of 94: raise limbs (O’Dougherty)
13. Grind stumps: SE corner of Michigan Road & S of 82 & Entrance area
14. Birch in SE Entrance area: broken limb
15. Pines in SW Entrance area (S of dumpsters): raise limbs
16. Pine to N of 79: raise limbs (Siebenhar)
17. Walnut S of 69: broken limb (Chidester)
18. Sycamore S of 45: broken limb
19. Sycamore NE of 61: broken limbs
20. Trees W and SW of 52: broken limb, raise limbs & limb too close to small tree
21. Sycamore tree SE corner of tennis court: broken limbs (Schneider)
22. Promenade storm damage:
   a. Maple behind boat house: broken limbs
   b. Tulip Poplar on W path: broken limbs, raise limbs
   c. Area around east bench
      i. Tree to W of bench: trim storm damage
      ii. Pine to the E of bench & Gingko to SE of bench: clean up lost limb areas & raise
   d. Area around 2nd bench from the east
      i. Tree to E of bench: Remove & grind stump
      ii. Maples on either side of bench: trim storm damage & raise limbs
      iii. Tree to SE of bench w/water spigot: dead limbs & some storm damage
23. Raise limbs on beach bank trees—particularly to the East (Lakefront cottages)
24. Raise all promenade trees
25. General property maintenance
26. Fallen pine tree in SE woods corner of property: cut up and remove

Red means work competed—budget of $8000. Highlighting indicates specific request.
Attachment 2: Master Tree Plan

Objectives:

- To preserve the same mature park-like beauty we have today, for generations to come. 
  *Most of the trees on property were all planted in the same time frame and we want to avoid having to address large scale replacement in a short time span.*
- To ensure safe distances between dwellings and trees. 
  *We recognize that the lots were plotted and trees were planted with a vision described as a "campsite community." Over the years, this vision and modern building has evolved such that trees need to be managed differently than in the past.*
- To have a coordinated effort that will continue to provide a "planned community" look and feel.

The Tree Committee is charged with:

1. Overseeing the maintenance of all (non-ornamental) trees on the Association grounds. This includes the beach area, the promenade, the playground & creek areas, the entrance area, lot line pathways, and any other large deciduous trees on lots.
2. Actively assessing tree maintenance needs in partnership and consultation with our tree service provider.
3. Responding to member’s concerns and noting their requests for maintenance. 
   *(Special Note: Removal of, or pruning of, healthy lot line trees to accommodate leaseholder construction will be at the leaseholder’s expense and must be coordinated through the Tree Committee. If a healthy tree is removed, the leaseholder will be expected to donate money for a replacement tree elsewhere.)*
4. Hiring only reputable, insured, and licensed professionals.
5. Presenting a budget each year to the Board of Trustees.

The Plan:

1. Dead or almost dead trees will be removed (for aesthetics as well as safety). Stumps will be ground out.
2. The planting of new trees must be approved and coordinated through the Tree Committee. The Tree Committee will do their best to make intelligent decisions about new tree locations—and they will check with leaseholders that are near new plantings. New trees will be planted with the following in mind:
   - To fill “gaps” or start young trees where older ones are nearing the end of their life. There are some areas where lost trees may not be replaced as they were originally planted too close to structures or to other trees. This is particularly true along lot line pathways.
   - No trees will be planted closer than 10 feet to any existing structure or 20 feet to an existing tree.
   - Within lot lines, future trees should be staggered if possible, instead of planted directly across from another lot line tree. The tree line that runs along lot lines within the pathways shall be maintained as it is now—in other words, no trees shall be planted in the center of the pathways between cottages.
3. The Heidelberg Beach Association continues to strongly recommend that leaseholders carry homeowners and personal liability insurance. While the Tree Committee will do their best to maintain the trees with the budget given, if damage occurs to any leaseholder property from a tree, it is the leaseholder’s financial responsibility.

*Created 2005, updated 2011.*
Board of Trustees Meeting  
Heidelberg Beach Association  
July 21, 2012

Present: Jack Kramer (President-presiding), Bill Hertzer (Vice-President), Dick Castele (Treasurer), Barbara Weber (Secretary), Jack Corrigan, Mark Hayman, Richard Henderson, Bill Richardson.

Absent: Carol Dunkle, Rick Herwerden, Nancy Lukens, David Rohrbaugh.

Opening: The meeting was called to order at 10:40 AM.

Minutes: Minutes from the June 23rd, 2012 Board Meeting were approved with the addendum: The Building Committee approved the construction plans for 16 Pennsylvania on July 12th, 2012. The vote from the Board on June 23rd still stands as no changes were made to the plans between June 23rd and July 12th.

Treasurer’s Report: Jack Corrigan will review the accounting report and budget that was prepared by Treasurer Dick Castele and approved during the Annual Membership meeting of July 21st, 2012.

Old Business:

Mark Hayman reported that he and David Rohrbaugh worked on the pier to remove unnecessary attachments and repair edging and benches. He is looking for volunteers to scrape and paint bare metal on the pier. Progress continues on the plans and direction for landscaping and refurbishing around the sign at the front entrance to the Beach. Mark Hayman reported that he will do additional jobs for individual Members while he has the heavy equipment on the Beach property to do work on the front entrance. Donations are being collected to fund this project.

New Business:

The chart below indicates new Board Members, Officers, Executive Committee, and Adjunct Trustee:

<table>
<thead>
<tr>
<th>Officers</th>
<th>Executive Committee</th>
<th>Member</th>
<th>Current Term Expiration</th>
<th>Term (limit 2)</th>
</tr>
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<tbody>
<tr>
<td>President</td>
<td>*</td>
<td>Jack Kramer</td>
<td>2013</td>
<td>2</td>
</tr>
<tr>
<td>Vice President</td>
<td>*</td>
<td>Bill Hertzer</td>
<td>2014</td>
<td>1</td>
</tr>
<tr>
<td>Treasurer</td>
<td>*</td>
<td>Dick Castele</td>
<td>2015</td>
<td>1</td>
</tr>
<tr>
<td>Secretary</td>
<td>*</td>
<td>Barbara Weber</td>
<td>2015</td>
<td>1</td>
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<td></td>
<td>*</td>
<td>Jack Corrigan</td>
<td>2013</td>
<td>2</td>
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<td>*</td>
<td>Carol Dunkle</td>
<td>2013</td>
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<td>*</td>
<td>Mark Hayman</td>
<td>2014</td>
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<td>Richard Henderson</td>
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<td>*</td>
<td>Rick Herwerden</td>
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<td>*</td>
<td>Nancy Lukens</td>
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<td>*</td>
<td>Bill Richardson</td>
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<td></td>
<td>*</td>
<td>David Rohrbaugh</td>
<td>2015</td>
<td>2</td>
</tr>
</tbody>
</table>

** Real Estate Adjunct Trustee: Mary Chidester

Fall Work Day: Tentatively set for October 20th, 2012.

Next Board Meeting: August 18th, 2012 at 10:00 AM at the Pavilion.
The meeting was adjourned at 11:15 AM.

Respectfully Submitted,

Barbara Weber
Secretary
Present: Bill Hertzer (Vice-President), Dick Castele (Treasurer), Barbara Weber (Secretary), Jack Corrigan, Mark Hayman, Richard Henderson, Nancy Lukens, David Rohrbaugh

Absent: Jack Kramer (President), Carol Dunkle, Rick Herwerden, Bill Richardson

Adjunct Trustee Present: Mary Chidester

Opening: The meeting was opened with a prayer by Richard Henderson at 10:00 AM.

Minutes: Minutes from the July 21, 2012 Board Meeting were approved.

Treasurer’s Report: Dick Castele reported that there are sufficient donation commitments to cover the cost of the upgrades for the landscaping around the sign at the entrance area to the beach.

Real Estate Report: A motion was made to ratify the vote on June 23, 2012, accepting Marilyn M. Border into membership and to authorize Bill Hertzer, the Vice President of the Association and Barbara Weber the Secretary of the Association to execute any documents required effectuate the termination of the prior lease to Beverly A. Morris and Marilyn M. Buemi Co-Trustees of the Lydia H. Foote Trust u/a July 20, 2005, and to issue a new 99 year lease for Lots 9 and 10 on Pennsylvania Road, to Marilyn M. Border. The motion passed.

New Business:

- Landscape Hazards: Members of the Board expressed concern about the recent addition of semi-permanent landscape features on Beach property. Discussion was held about the primary concern of the threat to the personal safety of Members and guests. The Board will further investigate the easement from the center of the road to determine the how far back from the property line these features must be placed. The Board also discussed concern about the personal injury and property damage liability created by the close proximity of aforementioned landscape features placed too close to the right of way and the potential blockage of emergency vehicles and snowplow equipment.

- Repair to Electric Pole: Mark Hayman reported that he has been in touch with Ohio Edison concerning the necessary repair and replacement of the electric pole holding the meter to the pavilion. He and Harvey Foote will install a new pole and the electric company will move the meter at a minimal cost to the Beach.

- Excessive Speed: A motion was made to have a reminder placed in The Sandscribes that the speed limit on all roads on Beach property should not exceed 10mph.

- Promenade: Mark Hayman reported that he will use dirt from the reconstruction of 16 Pennsylvania to fill in holes in the Promenade. All spaces needing fill dirt can be marked by September 5 and will be reseeded after Labor Day.

Next Board Meeting and Fall Work Day: The next Board Meeting and Fall Work Day will be held on October 27, 2012.

The meeting was adjourned at 10:40 AM.

Respectfully Submitted,

Barbara Weber
Secretary
Board of Trustees Meeting
Heidelberg Beach Association
October 27, 2012

Present: Jack Kramer (President), Bell Hertzer (Vice-President), Dick Castele (Treasurer), Barbara Weber (Secretary), Mark Hayman, Dick Henderson, Rick Herwerden, Nancy Lukens

Absent: Jack Corrigan, Carol Dunkle, Bill Richardson, David Rohrbaugh

Adjunct Trustee Present: Mary Chidester

Opening: The meeting was opened with a prayer by Richard Henderson at 2:00 P.M.

Minutes: Minutes from the August 18, 2012 Board Meeting were approved.

Treasurer’s Report:

After the last meeting, Dick Castele gave Jack Corrigan the Fiscal Year 2012 books to audit. By email, Jack Corrigan presented a Memorandum to the Board stating that Corrigan Krause staff had reviewed the financial statements and found they "provide a fair accounting for the fiscal year ended June 30, 2012." Bill Hertzer (Rick Herwerden) moved to accept the audit. Motion passed unanimously.

Dick Castele presented the outline for our 2012-2013 budget (see Attachment 1) based on the requests he’d received and information from past years. After discussion, Dick Henderson (Nancy Lukens) moved to approve the budget. This budget holds the assessment increase to 3% this year. The deficit (difference between approved budget and amount of assessments) will be made up from the unencumbered cash fund. Motion approved unanimously.

Notes from the budget discussion:

- Common area real estate taxes increased by 17% this year due to an increase of the property valuation. There were many changes (both increases and decreases) in individual property valuations, but there was not an identifiable pattern to these changes.

- The Board approved the expenditure for a five year contract for Web Hosting, Domain Name, and Data Privacy for the Heidelberg Beach Web site.

- The Board approved two springtime weed applications for the promenade.

- Harvey Foote will continue to mow in 2013 and the Board has budgeted for 22 mowings.

- The Board reduced the tree budget this year to $7000.

- The Board passed a motion to encourage Jane Chidester to post notice of services available from Fred Yost to individual cottage holders with incentives that will provide benefits to the Association.

- The Board recognizes the need to collect more facts about potential sources of revenue for water/sewer updates. Mark Hayman will begin research.

Real Estate Report: Mary Chidester reported the potential need to hire an attorney to aid in the research and completion of transfers and corresponding records for the leases on Lot 1 and Lot 29.
Old Business:
Mark Hayman reported on the grading he and his son have done on land around the front entrance and progress on the landscaping around the sign. He also reported on the installation of a new post and electrical renovations near the Pavilion. A gift was made in memory of Paul Rohrbaugh by Marian Rohrbaugh to contribute toward the completion of these projects.
A letter was sent to the leaseholder requesting the removal of semi-permanent landscape features at the corner of Ohio and West Virginia Roads stating that such features must be at least five feet from the edge pavement.

New Business:
Vote on Transfer of Lease for 4&5 Pennsylvania and New Member: Mark Hayman (Dick Castele) moved to approve the transfer of the lease of 4&5 Pennsylvania from Barclay Rohrbaugh to Margaret Chamlis and to accept Margaret Chamlis into membership. Motion passed unanimously. We had 8 Board Members vote affirmative, so we had the “two thirds of the whole of the Board,” as required by the By-Laws. Margaret (Peggy) was able to meet with the Board today, was given the Heidelberg Beach Orientation Booklet, and signed the “Agreement to and Acknowledgement of Materials” document (which will be stored with the lease records with our Real Estate Trustee).

Next Board Meetings and Spring Work Day: The next Board Meeting will be April 13th, 2013 and Spring Work Day (with a Board Meeting) will be May 18th, 2013.

The meeting was adjourned at 4:00 P.M.

Respectfully Submitted,
Barbara Weber
Secretary
Attachment 1 (COMING SOON)

Heidelberg Beach Association Approved Budget
For the period July 1, 2012 through June 30, 2013
Informal Board of Trustees Meeting
Heidelberg Beach Association
May 18, 2013

Present: Bill Hertzer (Vice-President), Dick Castele (Treasurer), Jack Corrigan, Mark Hayman, Richard Henderson

Excused or Absent: Jack Kramer (President), Barbara Weber (Secretary), Carol Dunkle, Rick Herwerden, Nancy Lukens, Bill Richardson, David Rohrbaugh

(A quorum was not present so no formal business of the Board was enacted.)

Opening: The meeting was opened with a prayer by Richard Henderson at 1:26 PM.

Minutes: Minutes from the October 27, 2012 Board Meeting were not read.

Treasurer’s Report: The following was presented by Dick Castele:

- Final expenses for the year should be closer to the amount assessed to the Community ($44,800) than the approved budgeted amount ($47,000).

- During the year we received contributions in memory of Rosalie Nehls, Paul Rohrbaugh and Jean Hertzer totaling $4,435. These funds were used for the entrance landscaping, re-grading of the property south of Michigan Road and upgrading the electrical service to the pavilion.

Real Estate: There was no report.

Committee Reports: Bill Hertzer reported that the Hayman’s new cottage was complete to the satisfaction of his committee (Building and Grounds). The Hayman’s security deposit was returned.

Old Business: Dick Henderson volunteered to discuss with Char Schuman her letter to the Board of January 3, 2013.

New Business:

- The Eshelman’s offer to maintain the shuffleboard courts was accepted.

- Jack Corrigan offered to discuss with the outgoing Board members (Corrigan, Dunkle and Kramer) potential Board candidates to present at the next Board meeting.

- The following was discussed for inclusion on the agenda of the next Board meeting:
  - Barn replacement – Do we need a new Barn and, if so, for what purpose? We should get the opinions of the community. This question needs to be answered before we can determine the size, style and materials of the replacement.
  - Trees – We have lost a few trees this past year. Are we replacing them?
  - Annual meeting – August 3, 2013 is a convenient date for the five members present.

Next Board Meeting: A suggested date for the next Board meeting is June 29th at 10:00 AM at the Pavilion.

The meeting was adjourned at 2:09 PM.
Respectfully Submitted,

Dick Castele
Board of Trustees Meeting
Heidelberg Beach Association
June 29, 2013

Present: Jack Kramer (President), Bill Hertzer (Vice-President), Dick Castele (Treasurer), Barbara Weber (Secretary), Jack Corrigan, Mark Hayman, Richard Henderson, Bill Richardson, David Rohrbaugh

Excused or Absent: Carol Dunkle, Rick Herwerden, Nancy Lukens

Adjunct Trustee Present: None

Opening: The meeting was opened with a prayer by Richard Henderson at 10:05 AM.

Minutes: Minutes from the October 27, 2012 Board Meeting were approved (Rohrbaugh, Castele).

Treasurer’s Report: Dick Castele reported that final expenses for the year should be closer to the amount assessed to the community ($44,800) than the approved budgeted amount ($47,000).

Real Estate Report: There was no report.

Committee Reports: Individual committee reports were submitted to be printed in the Sandscribes before the Annual Meeting.

Beach and Bank: A request was made for funds to replace two tires on the beach dragger.

Old Business: The construction deposit has been returned to the Hayman family.

New Business: The Board declines at this time to replace the barn (shed) near the Pavilion. The Board discussed potential candidates and nominations for the new Board members.

Next Board Meeting: The next Board meeting will be after the Annual Meeting on August 3rd, 2013 at 10:00 AM.

The meeting was adjourned at 10:30 A.M.

Respectfully Submitted,
Barbara Weber
Secretary
Annual Membership Meeting  
Heidelberg Beach Association  
August 3, 2013

Opening: The meeting was called to order at 10:05 AM. Rev. Richard Henderson opened with a prayer.

Membership Roll Call and Distribution of Ballots:

Secretary Barbara Weber recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2013-2016 were distributed.

Association members representing 57.5 lots were present and proxies were turned in for an additional 20.5 lots. Hence, a total of 78 lots were represented. 50 lots are required for a quorum and 52 lots (2/3+1 of 77) are required for a By-Laws change.

Minutes: Bill Hertzer (Harry Bratton) made a motion to dispense with the reading of the minutes from the 2012 Annual Meeting and approve them as written. The motion was approved unanimously.

Report of the Nominating Committee:

Jack Corrigan, Chair of the Nominating Committee, presented the slate of nominees for the Board of Trustees for 2013-2016. They were Sharon Chidester, Tom Eshelman, Rick Herwerden (incumbent), Jan Peer, and Scott Welch. There were no additional nominations from the floor and nominations were closed.

Jack Corrigan collected ballots and Linda Glaviano and Dan Warder served as tellers to count the ballots.

Jack Kramer thanked the current Board Members for their service.

Treasurer’s Report:

Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2013). Of the $111,421 total cash assets, $81,208 are reserved for specific uses and $21,913 are unencumbered.

In the fall of 2011 the Board of Trustees approved a budget of $47,000. In an effort to minimize the assessment increase from the prior year, assessments to the community were limited to $44,800. Surplus funds from prior years were to be used to cover the difference.

Actual expenses ended under budget by $2,916. This was due principally to the limited amount of snow plowing required this last winter and to the apparent water bill savings after having the water main fixed last year.

The Treasurer’s report was approved unanimously.

Committee Reports:

Beach & Bank Committee Report (Tom Lukens):

Many thanks to everyone who participated in Spring Work Day! Thanks once again as well to the staff at Mr. Brown’s property for removing the huge trees that washed ashore on our beach over the winter.

We continue to hire Fred Yost to maintain our beach bank twice a year. His crew comes in the late fall, and did our summer 2013 cut down on June 26th. He will come monthly through the summer to maintain the beach bank view by weed whipping the top several feet of the cliff.
Special thanks to Herb Foote who will continue to rake and clean the beach on a weekly basis again this summer! Please help with the beach maintenance by burying any dead fish you find—a shovel is located by the volleyball net post.

Swim buoys were placed in the water in mid-June and will be removed at the end of Labor Day weekend. Please keep our swimming area safe by anchoring any watercraft east of the east pier.

Communications Committee Report (John Macko):

The Communications Committee maintains the Heidelberg Beach Web site (http://www.HeidelbergBeach.org), publishes and distributes the Sandscribes newsletter, and publishes and maintains the Membership Directory. Any suggestions for improvement for any of these are most welcome.

All Heidelberg Beach members are encouraged to share news items for the Web Site and the Sandscribes—just contact Jane Chidester or John Macko. We are a “family community” and very much share in each other’s happiness and sorrows.

The up-to-date version of the Heidelberg Beach Membership Directory is always available on the Web site. Note that there is a “quick access button” in the navigation pane on the left of all pages (and remember the password is “beach”). Please keep the Committee informed of all contact information changes: addresses (both E-mail and snail-mail) and phone numbers (both land line and cell). We try hard to keep the online version of the Membership Directory current.

CCWW 2013 Annual Report (Joan Margard):

Membership: Current members of the Council are: Jack Corrigan, Jane Eshelman, Rev. Dick Henderson, Joan Margard, Sharon Chidester (new), Claudia Springer (new), Vern Margard, and Bill Richardson.

Officers: Jane Eshelman and Joan Margard are co-chairs of the Council. Joan serves as secretary.

Meetings: The Spring Meeting of the Council was held on May 18, 2013 at Joan Margard’s home. Jack Corrigan, Dick Henderson, and Joan were present.

Worship:

Music: Claudia Springer coordinated the music for the 2012 Sunday morning worship services and played the keyboard during the month of July. Gale Kramer and Laura Weber served as organists during the month of August. Claudia will coordinate organists for the 2013 season.

Ministers: Nine Sunday worship services are planned for the 2013 season (July 7 through September 1st). Jane Eshelman recruited ministers to fill the pulpits. Each minister has been asked to submit his/her sermon title, scriptures, and hymn selections to Vern Margard for printing in the weekly bulletin. Joan will send reminders and thank-you notes to the ministers.

Communion: Dick Henderson was the minister for the 2012 Labor Day weekend service. Communion was served. Dick will also officiate at the final 2013 summer service and will serve communion.

Bulletins and Greeters: Vern Margard prepared bulletins for each week and sent them electronically to Jan and Craig Peer for printing. Jan and Craig also printed the list of services, ministers, and cleaners. Bill Richardson arranged for Greeters and Announcers.

Coffee Hour: Sharon Chidester will coordinate the after-church social hour for the 2013 season.
Pavilion: Jack Corrigan prepared the list of cleaners for the pavilion for Sunday services. He also sent a reminder to members so that someone would always be available or substitutes arranged for.

Funds: Dick Castelle manages the Council funds in a separate account. Dick supplied Roger Nehls with banking supplies so that Roger could deposit the weekly offering and write a check for the tithe.

Tithe: The Council voted to donate our tithe for 2012 to the Vermilion UCC Food Pantry which serves the needs of the local community.

Grounds & Creek Committee Report (Bill Hertzer):

Weed and Feed was applied to the promenade. The tool shed was destroyed as a result of a major wind storm and a tree falling on the building. The shed is not being replaced at this time.

Thanks to all for the many flower beds and help on the grounds. Thanks for painting the sign and the new planting at the entrance to Heidelberg Beach.

Many thanks to Harvey and Joyce Foote for all their work and help.

Insurance (Craig Peer):

For the policy year ended April 22, 2013 Heidelberg Beach Association carried property insurance in the amount of $29,000 for the two buildings. First the open air pavilion and second the shed. We carried no contents coverage. In addition we carried liability coverage, to include officers and directors coverage, in the amount of $1,000,000 per occurrence with an aggregate of $2,000,000 and an additional $1,000,000 of business catastrophic coverage.

During this policy year we had a tree fall on the shed resulting in a total loss. Erie Insurance paid the claim in full, subject to a 90% co-insurance clause. Erie paid to remove the tree, removal of debris, and the cost of replacing the tree based on estimates obtained by Bill Hertzer. At this time the shed has not been rebuilt and the Board is considering their options.

In the current policy year ending April 22, 2014 Erie is still our insurance company at a modest increase in premium. We have changed the policy to include contents. We have $20,000 in building and $9,000 in contents. We have had some discussion concerning changing coverage based on not rebuilding the shed. After the Board makes a final determination of building or not building I suggest we review the coverage both for amount on whether contents coverage is appropriate. The pump house is not covered.

Real Estate Report (Mary Chidester): This year there were 2 lease transfers. Lots 4 & 5 on Pennsylvania transferred from Barclay Rohrbaugh to Margaret P. Chamlis and Lots 9 & 10 Pennsylvania transferred from the Lydia H. Foote Trust to Marilyn M. Border. We would like to welcome the newest members of our community. Please remember that ANY transfer of a lease, including transfers to trusts for estate planning purposes, require the prior written approval of the Board of Trustees. If anyone needs assistance with a lease transfer I am more than happy to help.

Pavilion Committee (Carol Dunkle): Everything at the pavilion seems to be OK at this time and I want to thank those of you that helped weed and clean the pavilion and the shuffle board courts.

Safety & Recreation (Joe Tereshko):

There were no safety issues reported this year.

The committee thanks Harry and Don Bratton for removing and storing the playground equipment (car) for the winter. It was a big help to have Herb Foote and Dan Warder get the car back in place and safely operational.
Social Committee Report (Jan Peer): Despite the rain-out on the scheduled Fall Clean-Up Day, the Social Committee hosted a warm and inviting potluck luncheon. They are planning to host a movie night before the end of the summer and are eager for more suggestions of activities people would enjoy.

Tennis Club Report (Ruth Schneider):

The tennis court is in need of some work. The last time it was resurfaced the cost was $4,100.00. I will get a quote from the company.

The bank account balance as of June 30, 2013 (end of Fiscal year) is $2686.27. $137.93 was paid in Real Estate taxes for 2012. Please pay dues ($25) by September 1, 2013 (checks made payable to “Heidelberg Beach Tennis Club”).

Tree Committee Report (Jane Chidester): This past winter we took down two major trees because of decay and safety issues. Otherwise, we focused the majority of our efforts at the east end of the promenade and tended to all of the issues given to us by leaseholders.

2012-2013 Winter Tree Work ($7,000 Budget, Spent $6,479.25)

- September Storm Damage (Paid $479.25)
- Remove Silver Maple SW corner of Shuffleboard court
- Raise limbs on beach bank trees at the east end (Lakefront cottages)
- Clean woods along east side of property
- Prune Oaks by 85 (Schuman)
- Dead limbs in tree NE side of 2 (Dunkle)
- Remove tree SW corner of 58 (Beck)
- Issues in Maple E side of 64 (Belmont/Kessler/Field)
- Broken limbs in Walnut S of 69 (S. Chidester)
- Tulip Poplar on W path of cliff bank: raise limbs
- Limbs touching chimney SW corner of 78 (Glaviano)
- Raise pine limb S of dumpster

Please continue to contact Jane Chidester with any tree issues.

Thank you to Harvey Foote for ringing many of the trees in the common areas with mulch this year. We appreciate everyone’s help with this work!

Utilities (Harvey Foote): The septic tanks were cleaned in the spring (2013). At that time, it was discovered that underground disintegrated tile was causing a blockage near lots 44-46.

Zoning & Building Committee Report (Bill Hertzer): The cottage of Mark and Kathleen Hayman was finished and their deposit was returned. This was the only building project of this year.
Announcement of New Board Members: Jack Corrigan presented the names of those who were elected to the Board of Trustees for 2012-2015. They are Sharon Chidester, Tom Eshelman, Rick Herwerden, and Jan Peer. He also thanked Jack Kramer for his years of service.

New Business:

Jane Chidester asked that the Community and the Board discuss repurposing the boathouse so that it would be available for use by all property owners. Jack Kramer, Harry Bratton and David Rohrbaugh spoke about the building and the history of the establishment of the Boat Club. Jack Kramer reported that the Board will take up further discussion of this matter.

Sheila Henderson asked for clarification of the Water Quality signs now posted at the top of the west path to the beach. It was explained that these postings of bacterial count in the water are posted by Erie County and are updated within 24 hours of a sample being taken.

Adjournment: The meeting was adjourned at 10:45 AM.

Respectfully Submitted,

Barbara Weber,
Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
August 3, 2013

Present: Bill Hertzer (President-presiding), Mark Hayman (Vice-President), Dick Castele (Treasurer), Barbara Weber (Secretary), Sharon Chidester, Tom Eshelman, Richard Henderson, Rick Herwerden, Nancy Lukens, Jan Peer, David Rohrbaugh

Excused or Absent: Bill Richardson

Opening: The meeting was called to order at 11:00.

New Officers: See chart below.

Treasurer’s Report: Jack Corrigan will review the accounting report and budget that was prepared by Treasurer Dick Castele and approved during the Annual Membership meeting of August 3, 2013.

Old Business: 

The Board voted to not replace the shed. Jan Peer will ask her husband to speak with the insurance agent to have it removed from the insurance policy.

Mary Chidester (Read Estate Trustee) has also asked that the Board affirm that she is covered by the Association’s liability insurance.

New Business:

Valerie Murray has submitted plans for the addition of a sundeck to her property on Lots 7S&8. The prints have been approved by the Building Committee and she has made a $1000 construction deposit. The Board (Castele/Rohrbaugh) voted to approve this project.

Discussion was held relating to the concerns brought up at the Annual Meeting about the Boat House/Boat Club. Jan Peer has volunteered to do research on the history of the Boat Club and matters of liability that the Association might incur. The Board will continue discussion at our next meeting.

Next Board Meeting: August 24, 2013 at 10:00 AM at the Pavilion.

<table>
<thead>
<tr>
<th>Officers</th>
<th>Executive Committee</th>
<th>Member</th>
<th>Current Term Expiration</th>
<th>Term (limit 2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>President</td>
<td>*</td>
<td>Bill Hertzer</td>
<td>2014</td>
<td>1</td>
</tr>
<tr>
<td>Vice President</td>
<td>*</td>
<td>Mark Hayman</td>
<td>2014</td>
<td>2</td>
</tr>
<tr>
<td>Treasurer</td>
<td>*</td>
<td>Dick Castele</td>
<td>2015</td>
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<tr>
<td>Secretary</td>
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<td>Barbara Weber</td>
<td>2015</td>
<td>1</td>
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<td></td>
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<td>Sharon Chidester</td>
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<td>*</td>
<td>Tom Eshelman</td>
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<td>Richard Henderson</td>
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<td>Rick Herwerden</td>
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<td>*</td>
<td>Nancy Lukens</td>
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<td>Bill Richardson</td>
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<td></td>
<td>David Rohrbaugh</td>
<td>2015</td>
<td>2</td>
</tr>
</tbody>
</table>
** Real Estate Adjunct Trustee: Mary Chidester

The meeting was adjourned at 11:45 AM.

Respectfully Submitted,

Barbara Weber
Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
August 24, 2013

Present: Bill Hertzer (President-presiding), Mark Hayman (Vice-President), Sharon Chidester, Tom Eshelman, Richard Henderson, Rick Herwerden, Nancy Lukens, Jan Peer, David Rohrbaugh

Excused or Absent: Dick Castele (Treasurer), Barbara Weber (Secretary), Bill Richardson

Adjunct Trustee Present: None

Opening: The meeting was opened with a prayer by Richard Henderson at 10:05 AM.

Minutes: Minutes from the August 3rd, 2013 Board Meeting were approved.

Treasurer’s Report: None

Real Estate Report: None

Old Business:

Real Estate Officer:

A motion (D. Rohrbaugh, Herwerden) was passed to change Mary Chidester’s title to Real Estate Officer and Dick Castele’s title to Treasury Officer.

Bill Hertzer will pursue any bylaw changes that may be required as a result of naming them as officers (for example, the bylaws of the composition of the executive committee).

Craig Peer will be contacted to make sure that the Real Estate Officer and Treasury Officer are covered in our insurance policy, and that this is put in writing.

The Boathouse:

There was a wide-ranging discussion of boathouse issues.

A motion was passed (Hayman, Herwerden) to appoint a committee of 6 to address issues of the boathouse consisting of the Board President (Hertzer), the Vice President (Hayman), the Boat House Commodore (Jack Kramer), Jan Peer, Rick Herwerden, and one other boathouse member.

The Board intends to send a letter to the Boat House Commodore expressing concern about safety and liability issues and asking for action. Hertzer/Herwerden will draft the letter.

There will be an effort to identify boat house members and possible other interested parties.

The Board feels safety issues must be addressed before any other issues are discussed. This probably means that the boat house structure must be professionally stabilized, followed by action to complete all needed maintenance.

New Business:

Shuffleboard Court: Tom Eshelman suggested that the broken concrete around the shuffleboard courts should be addressed. The Board has concerns about the broken concrete, the multiple levels of concrete, and the poor condition of the courts themselves. Tom will pursue an estimate to replace all the concrete structures with a single-level concrete pad suitable for two shuffleboard courts.
CCWW: Dick Henderson will pursue with CCWW whether they expect the Board to appoint a board member to the CCWW committee to replace Jack Corrigan.

Construction dirt: Some clay was trucked away when the Murray addition was dug. Some dirt was spread on the hillside along Route 6 to make the hill more gradual. It will be seeded. Some was piled by the dumpsters. The board expects it to be removed or spread and covered with topsoil and seeded.

Recycling: Bill Hertzer will speak with Roger Nehls regarding his interest in working on recycling since Roger currently handles trash. Sharon agreed to follow up on it if Roger wants her to.

Beach Junk: Tom Eshelman will put a reminder in the Sandscribes that:

- Chairs and toys may not be stored outdoors on the beach.
- Storage bins must be removed from the beach at the end of the summer season.
- Boats must be removed from the beach at the end of the summer season.
- Any items not removed by October 26th, 2013 (Fall Work Day) will be disposed of.

Fall Work Day: Set for October 26th, 2013 at 9:00 AM.

**Next Board Meeting:** October 26th, 2013 at 1:30 PM.

The meeting was adjourned at 11:30 A.M.

Respectfully Submitted,

*Tom Eshelman*

Secretary Pro Tem
Present: Bill Hertzer (President), Mark Hayman (Vice-President), Barbara Weber (Secretary), Tom Eshelman, Richard Henderson, Rick Herwerden, Nancy Lukens, Jan Peer, Bill Richardson

Excused or Absent: Dick Castele, Sharon Chidester, David Rohrbaugh

New Business: The Board voted on the Transfer of Lease for Lot 68 from Donald and Mary Anna Vondriska and to accept Angela Chidester and Aaron Hamilton into membership. The motion passed unanimously. We had nine Board members vote affirmative, so we had the “two thirds of the whole of the Board,” as required by the By-Laws. Angela and Aaron were able to meet with the Board today, acknowledged receipt of the Beach Orientation Booklet, and signed the “Agreement to and Acknowledgment of Materials” document (which will be stored with the lease records by our Real Estate Trustee).

Respectfully Submitted,

Barbara Weber
Secretary
Present: Bill Hertzer (President), Dick Castele (Treasurer), Barbara Weber (Secretary), Sharon Chidester, Tom Eshelman, Dick Henderson, Rick Herwerden, Nancy Lukens, Jan Peer, Bill Richardson

Excused or Absent: Mark Hayman, David Rohrbaugh

Adjunct Trustee Present: None

Opening: The meeting was opened with a prayer by Richard Henderson at 1:40 P.M.

Minutes: Minutes from the August 24th, 2013 Board Meeting were approved.

Treasurer’s Report:
Dick Castele presented the outline for our 2013-2014 budget based on the requests he’d received and information from past years. The Board approved a budget of $44,530 which is slightly less than last year’s assessments.

Notes from the budget discussion:
- The Board approved discontinuation of the weed and feed of the Promenade.
- The Board approved the addition of $500 to the budgeted $150 ($650 total) for Membership goodwill to be used for festivities to celebrate the upcoming 90th anniversary of the founding of the Beach.
- Sharon Chidester has volunteered to collect information about refuse disposal and recycling.
- The Board discussed dissatisfaction that individual cottage holders expressed about the service provided by Fred Yost and concerns about his maintenance of the bank. Further input will be pursued from Jane Chidester.

Old Business:
Shuffleboard Court: Discussion continued about the replacement of the shuffleboard courts. Tom Eshelman presented a written estimate of the cost to replace both courts. As a solution to the CCWW committee’s safety concerns about holding coffee hour on the uneven concrete, Bill Richardson will re-grade and re-seed an area to eliminate unevenness, for use in the social hour after church. He will also re-grade and re-seed a pathway from the parking area to the pavilion to eliminate unevenness.

Building Committee Report: The Board approves the proposed building project on Lot 8 (Murray) contingent on review of the plans and approval by the Building Committee. The deposit will be held and returned after the project has been completed.

Next Board Meeting: The next Board Meeting will be April 12th, 2014 and Spring Work Day (with a Board Meeting) will be May 17th, 2014. The next Annual meeting is scheduled for July 19, 2014.

The meeting was adjourned at 3:10 P.M.

Respectfully Submitted,
Barbara Weber
Secretary
Present: Bill Hertzer (President-presiding), Mark Hayman (Vice-President), Dick Castele (Treasurer), Sharon Chidester, Tom Eshelman, Rick Herwerden, Nancy Lukens, Jan Peer

Excused or Absent: Barbara Weber (Secretary), Bill Richardson, David Rohrbaugh, Dick Henderson

Adjunct Trustee Present: None

Minutes: Minutes from the October 26, 2013 Board Meeting were approved. (Hayman, Castele).

Treasurer’s Report:

1. Jack Corrigan performed an audit of the year-end June 30, 2013 and 2012 Financial Statements and supporting documentation. In a memo from Jack to the Board dated April 19, 2014 the conclusion stated, “Overall Treasurer Dick Castele did a professional job of keeping records and reporting on the assets, liabilities, and results of operations for the fiscal year. I believe that this year’s financial statements provide a fair accounting for the fiscal year ended June 30, 2013.”

2. The board discussed two under budget items (Trees and Beach and Banks) and two over-budget items (water line repair and water usage). They balance out approximately, pending final settlement of water usage credits.

3. The Treasurer’s Report was approved (Peer, Lukens).

Real Estate Report: None

Old Business:

Recycling: Sharon reported on findings-to-date in her investigation of obtaining recycling services for the community.

Real Estate Officer: A change to bylaws is needed in order to add the real estate officer to the HB liability insurance. This will be finalized at the next meeting.

New Business:

Building Committee: A room addition was approved by the Building Committee for 8 Pennsylvania (V. Murray). The board will require architectural drawings, a contractor estimate, and a 10% deposit before Board approval.

Nominating Committee: Mark Hayman will chair the nominating committee. Dick Henderson was appointed to the committee. Terms expiring in 2014:

- Mark Hayman (cannot run again)
- Dick Henderson (cannot run again)
- Bill Richardson
- Bill Hertzer

Next Board Meeting: June 14, 2014 at 10:00AM. Location: the pavilion. In case of bad weather: Lukens.
The annual meeting will be July 19

The meeting was adjourned at 3:00 P.M.

Respectfully Submitted,

*Tom Eshelman*

Secretary Pro Tem
Informal Board of Trustees Meeting
Heidelberg Beach Association
June 14, 2014

Present: Bill Hertzer (President-presiding), Dick Castele (Treasurer), Tom Eshelman, Nancy Lukens, Jan Peer, David Rohrbaugh

Excused or Absent: Barbara Weber (Secretary), Bill Richardson, Sharon Chidester, Mark Hayman, Rick Herwerden, Dick Henderson

(A quorum was not present so no formal business of the Board was enacted.)

Opening: The meeting was opened with a prayer by Bill Hertzer.

Minutes: Minutes from the May 17, 2014 Board Meeting were not read.

Adjunct Trustee Present: None

Treasurer’s Report: The expected water bill credits related to the leaks last winter are still pending. 70-80% credits are expected. There is no way to allocate the water bill overages to specific leaks. Under-spending on the Trees and Beach and Banks budgets should balance out the water overages.

Real Estate Report: None

Old Business:

Real Estate Officer: Bylaw changes will be presented for a vote at the Annual meeting related to designating the Treasurer and the Real Estate Officer as non-voting members of the Board in those cases when they are not elected Board members. This is being done for insurance coverage purposes.

Murray building project: The project is proceeding and there are no problems.

New Business:

Beach and Bank: The new plan is to cut back to one professional cleanup per year in the Fall.

Landscaping: A plan was discussed to push back the wild area to be 15’ further from SR6 on the east end of the property, and plant evergreens in that 15’ strip.

Work Days: A plan was discussed to end the work days and replace them with a list of tasks that people would sign up for and perform independently.

Nominating Committee: The following have volunteered to run

- Mary Border
- Jane Chidester
- Mary Chidester
- Aaron Hamilton
- Bill Hertzer (incumbent)
- Bill Richardson (incumbent)
Next Board Meeting: July 19, 2014 after the annual meeting.

The annual meeting will be July 19

The meeting was adjourned at 3:00 P.M.

Respectfully Submitted,

Tom Eshelman
Secretary Pro Tem
Annual Membership Meeting
Heidelberg Beach Association
July 19, 2014

Opening: The meeting was called to order at 10:05 AM. Rev. Richard Henderson opened with a prayer.

Membership Roll Call and Distribution of Ballots:

Secretary Barbara Weber recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2014-2017 and the By-Laws change were distributed.

Association members representing 65 lots were present and proxies were turned in for an additional 18.5 lots. Hence, a total of 83.5 lots were represented. 50 lots are required for a quorum and 56 lots (2/3+1 of 83.5) are required for a By-Laws change.

Treasurer’s Report: Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2014). Of the $122,941 total cash assets, $87,699 are reserved for specific uses and $25,915 are unencumbered.

Report of the Nominating Committee: Mark Hayman, Chair of the Nominating Committee, presented the slate of nominees for the Board of Trustees for 2014-2017. They were Mary Border, Jane Chidester, Mary Chidester, Aaron Hamilton, Bill Hertzer (incumbent), Bill Richardson (incumbent), Claudia Springer, and Scott Welch. There were no additional nominations from the floor and nominations were closed (Char Shuman/Martin).

During the year we had a water main break in February which cost $2,832 to repair. This overage to the budget was offset by a reduction in our anticipated costs for property maintenance (beach bank and trees) of $6,657. This reduction was due to the harsh winter which prevented the tree company from bringing their large trucks onto the property.

The Treasurer’s report was approved unanimously (J. Chidester/Nehls).

By-Laws Change:

Dick Castele explained and presented proposed changes to the By-Laws.

When the changes to the By-Laws were made in 2008 defining term limits for the Treasurer and the Real Estate Officer, and allowing for these positions to not necessarily require Board Membership, a vulnerability was opened up for those that serve these positions. Board Members are indemnified under our Association’s insurance policy against personal liability in the case of lawsuit. Wording changes are being suggested to ensure those that serve in the positions of Treasurer and Real Estate Officer are also covered under this insurance. The proposed wording changes were posted on the Web Site for advanced review.

Voting: Mark Hayman collected ballots and Char Shuman, Jack Kramer, and Dan Warder served as tellers to count the ballots.

Committee Reports:

Beach Bank (Tom Lukens): The Board has decided to continue with annual maintenance on the beach bank and will hire a complete cut down of the undergrowth each fall.

Boat Club (Jack Kramer): The Boat House will be painted this summer.
Communications Committee (John Macko):

We spent $229 of our $300 budget and published 3 hardcopy Sandscribes. Everyone is encouraged to share news items—just contact Jane Chidester or John Macko. We are a “family community” and very much share in each other’s happiness and sorrows.

We are also involved in ongoing efforts to make the documents on the Web site accessible to more devices by converting them to PDF format.

Please keep the Committee informed of all contact information changes: addresses (both E-mail and snail-mail) and phone numbers (both land line and cell). We keep the online version of the Membership Directory current.

CCWW 2013 (Joan Margard): The CCWW is looking for new volunteers. Please contact Joan Margard or Jane Eshelman if you have any interest.

Grounds & Creek (Bill Hertzer): Weed and feed was not applied to the promenade, and the decision was made to suspend further fertilization programs. The Board has also decided against any further clearing of the creek banks, but will continue to hire a complete cut down of the creek each fall (when the Beach Bank is cut down). Many thanks to Harvey and Joyce Foote for all their work and help.

Insurance (Craig Peer): Research was done to ensure that, pursuant to the proposed change in the By-Laws, the Treasurer and the Real Estate Officer would be indemnified under our Association’s insurance policy against personal liability in the case of lawsuit. Erie is still our insurance company at a modest increase in premium.

Real Estate (Mary Chidester):

This year there was one lease transfer. Lot 68 on Pennsylvania transferred from Maryanna Vondriska to Angela M. Chidester and Aaron W. Hamilton. We would like to welcome the newest members of our community.

Please remember that any transfer of a lease, including transfers to trusts for estate planning purposes, require the prior written approval of the Board of Trustees. If anyone needs assistance with a lease transfer I am more than happy to help.

Safety & Recreation (Joe Tereshko): There were no safety issues reported this year. The committee thanks Harry and Don Bratton for removing and storing the playground equipment (car) for the winter.

Social Committee (Jan Peer): The Social Committee has organized a series of community discussions, Bible studies, a hot dog roast on the beach, and a movie night. A community potluck was held in the evening after the Annual Meeting. They are eager for more suggestions of activities people would enjoy.

Tennis Club (Ruth Schneider):

A new net was purchased for the tennis court. The tennis court is in need of some work. Every company we have worked with is no longer in business. The search is underway for service.

The bank account balance as of June 30, 2014 (end of Fiscal year) is $3,128.05. Please pay dues ($25) by September 1, 2014 (checks made payable to “Heidelberg Beach Tennis Club”).

Tree Committee (Jane Chidester):

Tree work was scaled back this past season due to the harsh winter. Thank you to Jane & Jim Rohrbaugh for donating the planting of a new oak by 58 Kentucky.
Over the next few years we will implement a Board approved plan to clean up the edge of the woods along Rt. 6 on the east side of our entrance road and plant a screen of evergreens (similar to other lakefront communities). We would like to fund as much of the project through donations as possible—please let me know if you are willing to help us out.

**Zoning & Building (Bill Hertzer):** Valerie Murray’s cottage construction is nearly complete. Mary Chidester’s cottage construction should be complete by early fall.

**Announcement of New Board Members and By-Laws changes:** Barbara Weber presented the names of those who were elected to the Board of Trustees for 2014-2017. They are Jane Chidester, Bill Hertzer, Bill Richardson, and Scott Welch. The changes to the By-Laws passed unanimously.

**New Business:**

- Claudia Springer has generously and graciously volunteered to compile our beach’s history as her retirement project. She will serve as the collection point for all of this information, and will then work with John Macko to preserve it on our community Web Site. One of the most valuable treasures of Heidelberg Beach is our history. Our roots and family stories are well worth preserving for the next generations.

  To help, we’re looking for three things: (1) any old photos of the Beach, (2) any memories or history of your cottage, and (3) any “global” history of the Beach, i.e., stories about the founding or which involve multiple cottages. Please contact Claudia Springer with whatever you have!

- Jane Chidester shared a Board approved plan for the reorganization of our spring and fall work days. The Board will develop a task list of all of the work that needs to be done. Volunteers will be solicited to take responsibility for these tasks. Volunteers will have the flexibility to complete tasks whenever their schedule permits, but with the parameters that fall work should be done before Halloween and spring work should be done before Memorial Day. More information about this will be presented on the Web Site and in the Sandscibes. This is a trial program, and the Board appreciates your cooperation and feedback over the next year or two to help this program become a success.

- Char Shuman expressed concern about the muddy slope near Lake Road on the east side of the entrance that has been present for over a year, and proposed that the Board find a solution to this ongoing problem. (Char Shuman/Macko)

- Linda Lackey expressed interest in establishing a lending library to enable members and visitors to share reading materials. She asked that the Board explore possible locations for a cabinet or facility to hold books.

**Adjournment:** The meeting closed with the Lord’s Prayer and was adjourned at 10:55 AM.

Respectfully Submitted,

*Barbara Weber,*

Secretary
Board of Trustees Meeting
Heidelberg Beach Association
July 19, 2014

Present: Bill Hertzer (President and newly re-elected trustee), Dick Castele (Treasurer), Barbara Weber (Secretary), Tom Eshelman, Rick Herwerden, Jan Peer, David Rohrbaugh, Mark Hayman (retiring trustee and vice-president), Jane Chidester (newly elected trustee), Scott Welch (newly elected trustee)

Absent: Bill Richardson (newly re-elected trustee), Nancy Lukens, Sharon Chidester

New Officers: Mark Hayman presided over the election of a new president. The new president presided over the election of other officers and the rest of the meeting.

  President: Jane Chidester
  Vice President: Rick Herwerden
  Secretary: Tom Eshelman
  Treasurer: Dick Castele

  Executive Committee: The above four officers plus Scott Welch, Bill Hertzer, and Jan Peer.

  Real Estate Officer (non-voting member): Mary Chidester

Treasurer’s Report: None because the Annual Meeting preceded this trustee meeting and the annual treasurer report was presented there. Noted—the expected water billing credits related to the leaks last winter are still pending.

Real Estate Report: None

Old Business:

  The bare dirt on the hill by the entrance: the history of the problem was reviewed. One last effort will be made to get the area graded and seeded before bringing in professionals. Three trustees (Jane Chidester, Bill Hertzer, and Rick Herwerden) will talk to Harvey and Herb Foote about planning an effort this fall.

    o Char delivered a written version of the motion that she made that was passed at the Annual Meeting instructing the board to actively address this problem.

  Pavilion Earth Work: Last year Bill Richardson volunteered to try to get machinery and create a level path and level grassy area near the pavilion for use in the social hour. Three trustees (Jane Chidester, Bill Hertzer, and Rick Herwerden) will talk to Bill about moving forward with this effort.

New Business:

  Community Library: A motion was passed (Peer/Welch) to allow for a trial community library as proposed by L. Lackey at the Annual meeting – with an end-date of August 30 (Saturday prior to final church service). The Little Library will be a temporary box, most likely placed on the Ossman (99 Ohio) south stoop.

  Audit: A motion was passed (Castele/D Rohrbaugh) to have Jack Corrigan audit the books.

Next Board Meeting: August 9, 2014 at 10:00 AM.
Respectfully Submitted,

Tom Eshelman
Secretary
Board of Trustees Meeting
Heidelberg Beach Association
August 9, 2014

Present: Jane Chidester (President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Bill Hertzer, Barbara Weber, Jan Peer, David Rohrbaugh, Scott Welch, Bill Richardson, Nancy Lukens, Sharon Chidester

Absent: Rick Herwerden (Vice-President)

Treasurer’s Report: None. The expected water billing credits related to the leaks last winter are still pending.

Real Estate Report: None

Old Business:

The bare dirt on the hill by the entrance: One last in-house effort will be made to grow grass on the entrance hillside. The work is to be done in September. These resources are committed:

- Herb Foote will be in charge. Harvey Foote will assist.
- Bill Hertzer will donate the cost.
- Mark Hayman will provide straw.
- Bill Richardson will provide matting.
- A hose will be extended to the area from Warder’s cottage.

Pavilion Earth Work: Last year’s plan to create a level path and level grassy area near the pavilion for use in the social hour is defunct. Tom Eshelman is assigned to lead another effort.

Valerie Murray project: An email vote of the Board of Trustees will be used to expedite approval of her deposit return when the project is completed.

Zoning and Building: Changes to committee personnel are coming.

Dumpster service: There are reasons to switch from Republic to FSI: cost, dumpsters with sliding doors, potential recycling someday. Roger Nehls is our liaison with Republic and will be asked to pursue the possible transition.

New Business:

Water main break: There was another break, in July, on Indiana Road. It was due to 90-year-old pipes corroding. Strittmather fixed it for $1600. A road repair in that area is still pending.

Sewer problems on West Virginia Road: Sewer problems were reported by James and Jane Rohrbaugh and a clog was confirmed by Strittmather. Strittmather recommended we use "Franklin" to snake out the line. A motion (Richardson/Weber) was passed to hire Franklin for 8 hours ($1500) to snake as many lines as possible. The Sewer Maintenance Fund will be tapped to pay for this.

Task List: A motion (Peer/Lukens) was passed to implement the task-list based approach to organizing volunteer efforts. A draft task list was discussed. Jane Chidester will finalize the list and organize the sign-up effort immediately. There will be no more community-wide Spring and Fall work days.
By-law change: A draft proposal to change the board size from 12 to 9 was discussed. Community feedback will be solicited.

Possible Board meeting: A meeting of the Board may be called on short notice in the coming weeks to vote on new members resulting from some pending internal property transfers.

Next Board Meeting: October 25, 2014 at 10:00 AM.

Respectfully Submitted,

Tom Eshelman
Secretary
Informal Board of Trustees Meeting—Orientations
Heidelberg Beach Association
September 6, 2014

Present: Jane Chidester (President), Bill Hertzer, Jan Peer, Scott Welch

Excused or Absent: Rick Herwerden (Vice-President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Sharon Chidester, Nancy Lukens, Bill Richardson, David Rohrbaugh, Barbara Weber

Real Estate Officer Present: Mary Chidester

Prospective Members Present (in person): Jeff Belmont, Judy Destro, Ella Davidson, Dale Montgomery

Prospective Members Present (by phone): Craig Kessler, Scott Kessler, Linda Miranda, Sherry Vitti, Beth Schuman

New Business:

Orientation of Prospective Members:

Eight of the nine people present are third generation “grandchildren” of early Heidelberg Beach leaseholders. Six Kessler family members (64 Kentucky) were present and two Pagel family members were present (27 W. Virginia). Beth Schuman is the wife of Curt Schuman, who of course has also been here since the day he was born (even more literally than the others since this was the Schuman family’s permanent residence)!

Though all of the prospective members are well familiar with beach life, they did review the Association’s documents and Web site thoroughly. Everyone signed two copies of the “Agreement to and Acknowledgment of Heidelberg Beach Association Documents” form. The Real Estate Officer retained an original, and each prospective member retained an original.

Since a Board quorum was not present, the vote into membership will take place at the October 25th, 2014 Board meeting and the property transfers will be executed then.

Next Board Meeting: October 25, 2014 at 10:00 AM.

Respectfully Submitted,

Jane Chidester
President and Secretary Pro-tem
Board of Trustees Meeting
Heidelberg Beach Association
November 8, 2014

Present: Jane Chidester (President), Rick Herwerden (Vice-President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Bill Hertzer, Jan Peer, David Rohrbaugh, Scott Welch, Bill Richardson, Nancy Lukens, Sharon Chidester via Skype.

Real Estate Officer—Mary Chidester
Webmaster—John Macko

Absent: Barbara Weber

Treasurer’s Report: None (see new budget discussion below). The expected water billing credits related to the leaks last winter are still pending.

Real Estate Report:

1. Four Board members were present at an Orientation Meeting on September 6, 2014 and recommend the acceptance of these new members: Jeff Belmont, Judy Destro, Ella Davidson, Craig Kessler, Scott Kessler, Linda Miranda, and Elizabeth (Beth) Schuman, Sherry Vitti, and Dale Montgomery.

2. A motion passed (Richardson/Herwerden) to approve the transfer of Lot 69 from Sharon Coy Chidester, Trustee of the William Henry Chidester and Sharon Coy Chidester Joint Living Trust, dated August 23, 2002 to Sharon Coy Chidester, Trustee of the Declaration of Trust Creating Main Trust of Sharon Coy Chidester dated August 25, 2014.

3. A motion passed (Richardson/Herwerden) to approve as new members Jeff Belmont, Judy Destro, Ella Davidson, Craig Kessler, Scott Kessler, Linda Miranda and approve the transfer of Lots 64 & 65 Kentucky from Mary Lou Belmont, Verna E. Field and Kenneth A. Kessler to Jeffrey A. Belmont, Judy A. Destro, Ella Davidson, Craig Kessler, Scott A. Kessler, and Linda Miranda.

4. A motion passed (D Rohrbaugh/Welch) to approve Elizabeth Schuman as a new member and to approve the transfer of the Schuman Lots as follows.
   a. 83 Indiana from Clifford A. and Curtis D. Schuman to Curtis D. and Elizabeth Schuman
   b. 84 Indiana from Clifford A. and Curtis D. Schuman to Clifford A. Schuman
   c. 85 Michigan from Ray D. Schuman to the Lorain National Bank, as Trustee of the Ray D. Schuman Trust, and then to Charlene Schuman, Clifford A. Schuman, Curtis D. Schuman and Elizabeth Schuman
   d. 86 Michigan from Ray D. Schuman to the Lorain National Bank, as Trustee of the Ray D. Schuman Trust, and then to Charlene Schuman, Clifford A. Schuman, Curtis D. Schuman and Elizabeth Schuman
   e. 87 Michigan from Ray D. Schuman to the Lorain National Bank, as Trustee of the Ray D. Schuman Trust, and then to Curtis D. and Elizabeth Schuman
   f. 88 Michigan from Ray D. Schuman to the Lorain National Bank, as Trustee of the Ray D. Schuman Trust, and then to Clifford A. Schuman
   g. Note: this splits Tax Parcel 12-01598.000 for Schuman lots 87 & 88 into two tax parcels.
5. Discussion of HB bylaws and new trust and inheritance arrangements.

a. Mary reported that the proliferation of trusts and other inheritance vehicles is straining the bylaws that are in force that were set up to handle property transfers. These vehicles are eroding our ability to pre-approve leaseholders. Three vehicles were mentioned:

i. Revocable trusts—these have been used at HB since the 1990’s.

ii. Irrevocable trusts (the main resident is not the trustee; the trustee is the real owner who votes and pays the bills). Two residents have approached Mary about possibly creating these.

iii. Transfer on death affidavits. The Board has not yet approved any of these documents.

b. Mary will seek advice from a qualified lawyer within the community about how to proceed.

c. The Board consensus is that membership pre-approval rules may have to be eliminated via bylaw changes. Orientation sessions and signoff on the rules of HB would remain.

d. A motion passed (Lukens/Castele) to approve Dale R. Montgomery, Sr. and Sherry L. Vitti as members and to approve the transfer of Lots 27 and 28A from Gail Montgomery to Dale R. Montgomery, Sr. and Sherry L. Vitti, as Co-Trustees of the Montgomery Family Keystone Trust Agreement dated October 31, 2014. This is an irrevocable trust, and Dale and Sherry are now the leaseholders of lots 27 and 28A.

Old Business:

1. Email votes taken since last Board Meeting:

a. 8/16/2014: Voted to extend more funds to storm sewer cleaning project.


c. 8/28/2014: Voted to restructure Building Committee.

d. 9/29/2014: Voted approval of Glaviano construction project.

2. Tasks Completed:

a. Pavilion area ground leveling project (funded by CCWW) and replacement tree planting (funded by Rohrbaughs (Jim & Jane) and Eshelmans).

i. Other trees planted:

ii. Memorial Tulip Poplar for Bill H. Chidester (funded by Sharon).

iii. East entrance area: 2 white pines (funded by Kara Chidester).

iv. West entrance area: 2 white pines (funded by Mary Chidester).

v. Note that 4 spruce trees will be planted in entrance areas in the spring—this is part of the road screening project approved at 6/14/2014 Board Meeting and discussed at the 2014 Annual Meeting (funding will be solicited).

b. Boat House painted.

c. Beach Bank cut back.

d. Community Task List released to community for sign-ups.  
(See further discussion under New Business.)
e. Dumpster service transitioned from Republic to FSI. New dumpster was delivered on 10/27/2014; first pick-up will be 11/14/2014. Old dumpsters removed 11/5/2014.

3. Tasks still in Process:
   a. East entrance area was re-seeded, but will need additional attention in the spring.
   b. Estimates for storm sewer repair work: contacted three different service providers. One explained that plumbers do not want to do this job because their licenses could be revoked if it is found out that they are working on systems where raw sewage is being dumped into waterways. One of the three has agreed to visit HB the week of Nov 9.
   c. Tabling the By-Laws discussion with the community for now since sentiment on the Board seemed more against than for this.

4. Zoning and Building: Changes to committee personnel were completed. Aaron Hamilton and Bill Hertzer are co-chairs.

New Business:

1. Communications: John Macko led the discussion.
   a. The Board is comfortable with the fact that that our “sensitive” data (e.g. meeting minutes and financial documents) is viewable by anyone. Password protection is not necessary (except as already exists for the HB Directory).
   b. With Nancy Luken’s initiative and help, John created a new page on the Web Site for Cottage and Member Photos.

2. Email Voting: the Board confirmed the use of email on votes that facilitate moving the business of the beach along (i.e. votes that are not complex issues and that do not require an open discussion). Board members can vote using "Reply". It is not necessary to use "Reply All". The sender should conclude the voting with an email summarizing the result.

3. Community Task List:

   Reminder - the old concept of committees is obsolete with this system. There are really only two committees of the old form; the CCWW and the Building Committee. The CCWW is in charge of their own membership. While there are volunteers who manage individual tasks (or service providers), the Board is the overriding manager and organizer of the association.

   a. The items that haven’t been taken are some of the “bigger ticket” items including the spring beach cleanup. Lukens and Peer volunteered to organize it.
   b. A new “Donations” page on the Web site will be created that gives people the opportunity to fund a need.

4. Budget Issues and Discussion:
   a. Dick Castele presented the overview.
   b. The board discussed possible cuts.
   c. A motion passed (Hertzer/Eshelman) to approve the Budget of $44,840 after one modification—removal of $700 for professional spring cleanup since we now have volunteers to organize this.
d. Harvey plans to plow this winter and mow next season, and his pay rates remain as they have been. The Board requested that we obtain a contract from Harvey for the snow plowing.

e. Strittmather has agreed to coordinate the repair of the road that was damaged in front of Warder’s cottage last winter for no charge.

f. Aging Infrastructure. Various issues and ideas for proceeding were discussed. Community expertise will be sought for now.

g. The idea of funding a post-annual-meeting “Thank You” luncheon was well-received. There are funds left over from last year’s social committee budget that could be used for it.

Next Board Meeting: Jane will propose next year’s meeting dates via email.

Respectfully Submitted,

Tom Eshelman
Secretary
Board of Trustees Meeting
Heidelberg Beach Association
April 25, 2015

**Present:** Jane Chidester (President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Bill Hertzer, Scott Welch, Bill Richardson, Nancy Lukens

**Absent:** Barbara Weber, Rick Herwerden (Vice-President), Jan Peer, David Rohrbaugh, Sharon Chidester

**Treasurer’s Report:**

1. Dick Castele reported that we are in month 10 of the 12-month fiscal year and we are in good shape. We did receive credit from the water provider for much of the cost of the early 2014 water leaks.

2. On 4/17/2015 Jack Corrigan documented the result of his financial audit of the statements for the fiscal year ending 6/30/2014. Everything was found to be in good order and professionally done.

**Real Estate Report:** none

**Old Business:**

1. Email votes taken since last Board Meeting:

   4/20/2015: Voted to spend funds to have Franklin search for the water leak.

2. Community Task List:

   a. There are still a few un-manned tasks. We will give this a full year before we decide if this task list experiment has worked.

   b. We are considering hiring a professional to maintain our Rt. 6 entrance sign landscape bed.

   c. There will be reminders to the community that the task list is on the web site.

   d. The beach cleanup went well today (April 25). Thank you to Nancy Lukens for organizing it.

3. Water Leaks:

   a. Our water bills for the last three months have been about $300 higher than normal, indicating that there are water leaks.

   b. Franklin has determined that the biggest water leak is within ten feet of the Ohio-Indiana intersection manhole. They will return to pinpoint it on April 27 and then we will have it repaired.

   c. There could also be a leak at the end of W. Virginia. They could not get a camera down the manhole at W. Virginia. The storm drain is too full of mud/sludge again (it was cleaned out last summer).

   d. This is our third water leak in five years.

4. Dumpster

   a. FSI was bought out by the dumpster service we just left. We are now Republic customers again, but they have honored the negotiated 3-year contract.

   b. We are considering re-orienting the dumpster during the winter months so the truck does not have to back up an icy Pennsylvania road.
c. The locks did keep out extra trash from being dumped. We still need our people to be more considerate about what they dump—or just when they dump it.

5. Infrastructure investigation
   a. The investigation is active. Several people and outside experts have been consulted over the winter.
   b. Our understanding of the process ahead:
      i. To get a real idea of what our options are and the cost, we’ll need to select a civil engineer to work with.
      ii. After we choose someone, we’ll ask them out to look over our situation. We’ll share our concerns and questions. They’ll develop a preliminary plan and an estimate of costs, including their fee. They should guide us with respect to financial aid. We will not have paid anything at this point.
      iii. If we choose to go forward we’ll get a formal contract drawn up and a bid sheet prepared. We will have to start paying money at this point.
      iv. The engineering firm will put our plan out for bid and help oversee the project.

6. Tasks completed
   a. The Winter tree work was completed including a large tree at the O’Dougherty’s.
   b. East entrance area was re-seeded, but will need additional attention in the spring.

New Business:

1. Pavilion Maintenance

   We got an estimate to paint & stain the Pavilion and pump house for $2200-2500. This includes power washing and replacement of damaged wood. Some areas would be treated with a mixture of wood sealer and stain instead of paint. Historically this cost is shared with CCWW. They have been consulted and are considering.

2. 2015 Meeting Dates

<table>
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<tr>
<th>Meetings</th>
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<tr>
<td>April 25&lt;sup&gt;th&lt;/sup&gt;</td>
<td>Around May 1&lt;sup&gt;st&lt;/sup&gt; (start of season reminders)</td>
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<td>May 24&lt;sup&gt;th&lt;/sup&gt;—Sunday of Memorial Day</td>
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<tr>
<td>June 13&lt;sup&gt;th&lt;/sup&gt;</td>
<td>Around June 15&lt;sup&gt;th&lt;/sup&gt; (Pavilion Minister &amp; Cleaning Schedule, Social Schedule, Board Candidates, Annual Meeting info)</td>
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<td>July 5&lt;sup&gt;th&lt;/sup&gt;</td>
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<tr>
<td>July 25&lt;sup&gt;th&lt;/sup&gt;—Annual Meeting</td>
<td>Around August 1&lt;sup&gt;st&lt;/sup&gt; (report of Annual Meeting)</td>
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<td>August 22&lt;sup&gt;nd&lt;/sup&gt;</td>
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<tr>
<td>September 6&lt;sup&gt;th&lt;/sup&gt;—Set Budget</td>
<td>Around October 12&lt;sup&gt;th&lt;/sup&gt; (budget decisions)</td>
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3. Review of General Rules
   a. The Board intends to create two documents; a short bullet list of the rules in an easy-to-read format with accompanying visual map and a “Reasons Behind the Rules” (i.e. a “Membership Guide”) that explains in more detail why each rule was made.
b. The Board reviewed many possible rules changes that have been suggested by the community. The Board will propose changes and solicit community feedback before the Annual meeting.

4. Assessment information

A motion was passed (Welch/Lukens) to make a list available on the website of the assessment and taxes that each property is billed for.

**Next Board Meeting:** 1pm Sunday, May 24.

Respectfully Submitted,

*Tom Eshelman*

Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
May 24, 2015

Present: Jane Chidester (President), Rick Herwerden (Vice-President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Bill Hertzer, Scott Welch, Jan Peer, David Rohrbaugh, Mary Chidester (non-voting real estate officer)

Absent: Barbara Weber, Sharon Chidester, Bill Richardson, Nancy Lukens

New Members present for Approval: Brice and Kara Chidester, Linda Lackey

Treasurer’s Report:

Dick Castele will apply for a credit from the water provider for the early 2015 water leak (now fixed).

Real Estate Report:

1. A motion passed (Peer/Welch), accepting Linda O. Lackey (Lot 99), into membership as Co-Trustee of the Ossman Family Revocable Trust, under Revocable Trust Agreement dated March 17, 1992, First Restatement dated May 30, 1995 and Second Restatement dated January 27, 2009. The President and Secretary of the Association were authorized to execute any documents required to evidence the consent. Wilbur R. Ossman, the other Co-Trustee of the Ossman Family Trust was previously accepted into membership.

2. A motion passed (Welch/Peer) to approve the transfer of Lots 34, 35, 36, 37 and 38 from James R. Rohrbaugh and Jane E. Rohrbaugh to James R. Rohrbaugh and Jane E. Rohrbaugh, Trustees of the James R. Rohrbaugh and Jane E. Rohrbaugh Qualified Spousal Trust dated May 1, 2015, and to authorize the President and Secretary of the Association to execute any documents required to evidence the consent.

3. A motion passed (Rohrbaugh/Eshelman) to approve the transfer of the lease for Lot 69 from Sharon Coy Chidester, Trustee of the Declaration of Trust Creating Main Trust of Sharon Coy Chidester dated August 25, 2014 to Brice and Kara Chidester and to accept Brice and Kara Chidester into membership effective upon execution of the appropriate transfer documents. The President and Secretary of the Association were authorized to execute any documents required to evidence the transfer and/or consent.

Old Business:

1. Email votes taken since last Board Meeting:
   a. 5/3/2015 Approval of O’Dougherty niece’s wedding on 9/12/2015.
   b. 5/7/2015 Approval of funds to repair water main leak.

2. Pavilion painting:
   a. CCWW requests that any painting of the pavilion be paid for by the general membership.
   b. A line item will be added to the 2015 budget for pavilion maintenance.

3. Water Leaks: Franklin found and repaired a water leak in the area of the Ohio-Indiana intersection manhole, 5/14/2015.

4. Community Task List
a. All tasks taken.

b. Mr. Brown’s crew cleaned up our beach debris on 5/14/2015.

5. Board Member issues

a. A Motion was approved 7-0 (Jane Chidester/Jan Peer) to appoint Brice Chidester to the unexpired term of Sharon Chidester.

b. David Rohrbaugh will leave the Board this year. Dick Castele, Nancy Lukens, and Barbara Weber will be asked to run for re-election.

6. Infrastructure Investigation: Jane wants to connect with people at Linwood and Beulah for insights on our process.

New Business:

1. Procedure for return of construction deposits: The Building Committee was asked to propose a formal procedure for return of construction deposits.

2. A motion failed 6-2 (Eshelman/Herwerden): if a negative vote is received on an email vote, the issue must be taken up at the next Board meeting and the email vote canceled.

Next Board Meeting: 1pm Saturday, June 13.

Respectfully Submitted,

Tom Eshelman
Secretary
**Board of Trustees Meeting**  
**Heidelberg Beach Association**  
**July 5, 2015**

**Present:** Jane Chidester (President), Rick Herwerden (Vice-President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Scott Welch, Jan Peer, David Rohrbaugh, Bill Richardson, Nancy Lukens.

**Absent:** Barbara Weber, Sharon Chidester, Bill Hertzer,

**Present for discussion of infrastructure:** John Macko, Jeff Springer, Jack Kramer, Mark Hayman, Harvey Foote, Brice Chidester.

**Present for discussion of 92 Ohio Building Project:** Aaron Hamilton.

**Treasurer’s Report:**

Dick Castele reported that the Fiscal Year has ended with a $308 surplus. $500 (approx.) in credits are pending from our water supplier.

**Real Estate Report:** None.

**Old Business:**

1. Nominations for the Board for the July 2015 Annual Meeting:
   a. We have 7 nominees for 4 spots.
   b. David Rohrbaugh is leaving the Board after 6 years of service.
   c. Dick Castele, Nancy Lukens, and Barbara Weber are running for re-election.
   d. Other nominees are M. Borders, A. Hamilton, M. Chidester, and C. Springer.

2. Infrastructure Investigation:
   a. Jeff Springer led a high-level discussion of how to proceed with a project to replace some or all of our infrastructure—storm sewer, sanitary sewer, water lines, possibly more.
   b. Jane reported on what she’s found out about infrastructure projects at Beulah Beach, Linwood, and Heidelberg Beach (in 1964).

**New Business:**

1. 92 Ohio building project:

Dick Castele applied to build a one story addition on the east side of his house with a 16’ bump out. Aaron Hamilton reported that the building committee approves the plans he submitted. A motion to approve the project was passed (Rohrbaugh/Lukens). Dick confirmed that any excavated ground is to be removed from Heidelberg Beach.

2. Storm Problems:
   a. David Rohrbaugh had 18” of water in his basement due to storm sewer backup in the June 29 storm. Previously two problem spots were identified when the lines were scoped due to tree roots and crushed pipe. Jane will call Franklin to fix in the coming week.
b. Many thanks to Nancy Lukens, Harvey Foote, and others who helped to clean up the Beach after that storm.

Next Board Meeting: following the annual meeting, Saturday, July 25.

Respectfully Submitted,

Tom Eshelman
Secretary
Annual Membership Meeting  
Heidelberg Beach Association  
July 25, 2015

Opening:

• The meeting was called to order at 10:05. Jeff Springer opened with a prayer.

• Members who passed away this last year: Bob Koester, Karen Reimsnyder, Harriet Ossman, and Virginia Martin.

• New members joining this last year:
  o Beth Schuman (wife of Curt, added to the Schuman family lots)
  o Linda Lackey (daughter of Will Ossman, added to her father’s lease)
  o Dale Montgomery & his sister Sherri Vitti (children of Gayle Montgomery)
  o The 6 Kessler grandchildren now in charge of 64 Kentucky: Jeff Belmont, Judy Destro, Ella Davidson, Craig Kessler, Scott Kessler, Linda Miranda.

• A motion was passed to dispense with the reading of last year’s minutes (H. Foote/W. Hertzer)

Membership Roll Call and Distribution of Ballots:

Secretary Tom Eshelman recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2015-2018 were distributed.

Association members representing 66.5 lots were present and proxies were turned in for an additional 11 lots. Hence, a total of 77.5 lots were represented. 50 lots are required for a quorum and 56 lots (2/3+1 of 83.5) are required for a By-Laws change.

The roll call spreadsheet follows these minutes as Attachment 1.

Treasurer’s Report: Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2015)—see Attachment 2. Of the $128,817 total cash assets, $92,192 are reserved for specific uses and $22,925 are unencumbered. A motion passed to accept the report (W. Ossman/J. Springer).

Report of the Nominating Committee: David Rohrbaugh, Chair of the Nominating Committee, was not present so Jane Chidester presented the slate of nominees for the Board of Trustees for 2015-2018. They were Mary Border, Dick Castele (incumbent), Mary Chidester, Aaron Hamilton, Nancy Lukens (incumbent), Claudia Springer, and Barbara Weber (incumbent). There were no additional nominations from the floor.

Accomplishments and happenings of this last year:

• We successfully switched to using a “Community Task List” from our previous semi-annual Work Days.

• We switched our dumpster service and began locking down the dumpsters over the winter.

• The Board of Trustees brought Aaron Hamilton on as the co-chair to the Building Committee.

• The east entrance hill has now been filled in with grass.
• The CCWW implemented a ground leveling project west of the shuffleboard court.

• Seven new trees were planted.

• A free lending library cabinet was installed at the Lackey cottage.

**Ongoing Projects:**

• Adding photos to the membership directory. Printing a hardcopy directory.

• The Board has started to review and update our General Rules & Regulations.

• In the past year there have been many difficulties with our aging water and sewer lines. The Board will investigate an infrastructure overhaul in the coming year to the point where we understand all of our options and the costs involved.

• New playground equipment will be evaluated and purchased to replace the wooden structure currently in use. The Association is contributing $500 towards the cost of the playground. This is already in reserve. The remainder of the cost will be provided for by donations from the community.

• The Tennis Club will investigate repairing and cleaning the tennis court.

**Voting:** Don Bratton and Bill Nightingale served as tellers to count the ballots. The following were elected to the Board for 2015-2018:

• Dick Castele

• Barbara Weber

• Mary Chidester

• Claudia Springer

**New Business:**

• Jim Schneider expressed a concern that there is no Load Limit sign on the entrance bridge.

• Harry Bratton expressed a concern about manning a task to keep the tennis court weeds under control.

**Adjournment:** The meeting was adjourned at 10:45 AM.

Respectfully Submitted,

*Tom Eshelman,*
Secretary
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Total Association Votes 98
Needed for Quorum 50

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<td>Quorum Present</td>
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Votes Present 77.5
2/3 + 1 of those present for win 53

Votes Present in Pavilion 66.5
Votes Present via Proxy 11
HEIDELBERG BEACH ASSOCIATION

FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2015 AND 2014

Prepared by Dick Castele, Treasurer
## HEIDELBERG BEACH ASSOCIATION

**BALANCE SHEET**

At June 30, 2015 and 2014

<table>
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<th>06/30/14</th>
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<td><strong>Cash:</strong></td>
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<td>Unencumbered</td>
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<td>25,915.54</td>
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<td>Current year collected reserves</td>
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<td>Insurance proceeds - barn</td>
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<td>Construction deposit</td>
<td>5,400.00</td>
<td>1,000.00</td>
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<td><strong>Total in General Account</strong></td>
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<td><strong>Reserves (see footnote # 1):</strong></td>
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<td>Certificate of deposit (# 342291)</td>
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<td>Mailbox inventory ($40 each)</td>
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<td><strong>Total Assets</strong></td>
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<td><strong>Liabilities:</strong></td>
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<td>Construction deposit payable</td>
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<td>Members capital</td>
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<tr>
<td><strong>Total Liabilities and Members Capital</strong></td>
<td>460,908.83</td>
<td>457,884.03</td>
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Board of Trustees Meeting  
Heidelberg Beach Association  
July 25, 2015

Present: Jane Chidester (President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Mary Chidester (newly elected to Board), Bill Hertzer, Jan Peer, Claudia Springer (newly elected), Barbara Weber, Scott Welch.

Absent: Rick Herwerden (Vice-President), Sharon Chidester, Bill Richardson.

Present for Real Estate Transaction Approval: Millicent L. Martin-Schultz (Penny) and Susann M. Aldrich.

Treasurer’s Report: Dick Castele gave the treasurer’s report for the fiscal year at the annual meeting earlier in the day.

Real Estate Report: A motion passed (Peer/Welch) to consent to the transfer of Lot 97 Ohio Road pursuant to a Transfer on Death Designation Affidavit dated June, 24, 2015, from Clarke F. Martin to Millicent L. Martin-Schultz (Penny) and Susann M. Aldrich and to accept Millicent L. Martin-Schultz (Penny) and Susann M. Aldrich into membership. This consent and approval shall not be effective until the death of Clarke F. Martin and shall have no effect should Clarke F. Martin revoke the Transfer on Death Designation Affidavit prior to his death.

Old Business:

A motion passed (J. Chidester/Welch) to create a task force to address an overhaul of our infrastructure (sanitary sewer, storm sewer, water lines, and possibly electric lines). The task force is expected to present options and costs and to engage a civil engineering firm in the process.

New Business:

1. Election of Officers

A motion passed unanimously (Springer/Peer) to re-elect the current officers: Jane Chidester (President), Rick Herwerden (Vice-President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Mary Chidester (Real Estate Officer).

2. Property Items:

   a. A motion passed (Welch/Castele) to return the Glaviano’s construction deposit.

   b. Plans are being made to remove the bushes on beach property between Clark’s and Newman-Young’s.

   c. The portion of Warder’s lawn that was torn up during an infrastructure repair will be fixed.

   d. In August, there will be some asphalt work to complete recent infrastructure repairs. We will be billed.

   e. An old tree at Richardson’s is being removed this week.

   f. A question was investigated as to whether our insurance will cover any infrastructure repairs. It will not. It is only liability insurance.

   g. A motion passed (Welch/Castele) to have Franklin clean out the clogged drain at the SE corner of David Rohrbaugh’s house and possibly other clogged drains.
Next Board Meeting: Saturday, August 22 at 1 P.M.

Respectfully Submitted,

Tom Eshelman
Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
August 22, 2015

**Present:** Jane Chidester (President), Tom Eshelman (Secretary), Mary Chidester (Real Estate), Bill Hertzer, Jan Peer, Claudia Springer, Barbara Weber, Scott Welch

**Absent:** Sharon Chidester, Dick Castele (Treasurer), Rick Herwerden (VP), Bill Richardson

**Special Guest(s):** Task Force members Jeff Springer and David Rohrbaugh, Playground managers Barb & Joe Tereshko.

**Opening Prayer:** Jeff Springer

**Real Estate Report:** Mary Chidester. None.

**Treasurer’s Report:** Dick Castele. None.

**Old Business:**

1. **The infrastructure overhaul investigation.**
   - Jeff Springer is leading the task force. He reported that they prepared an RFP and sent it to four civil engineering firms. One declined to respond by the deadline date (August 13, 2015).
   - The RFP was for a feasibility study to be prepared that would: identify what we have, identify some options for the overhaul, provide rough cost estimates, and identify possible funding sources. The contract period would be 90 days. Design sketches are expected.
   - The Board received a document via email summarizing the RFP responses in advance of this meeting.
   - Jeff presented the Task Force recommendation: OHM Advisors of Brecksville, OH. Jeff hopes to get 2-page agreement signed by them in the next week. They agreed to fixed hourly fees with a cap of $8900.
   - A motion was approved (C Springer/B Weber) to enter agreement with OHM for a feasibility study (as described in the RFP response document prepared for the board) using funds from the community reserved sewer improvement fund. The vote was 8-0.

2. **Update on David Rohrbaugh’s storm drain project.**
   - All known storm drains have been repaired (except one that is paved over).
   - Using a map and metal detector, covered-over storm drains were found. They were uncovered and new tops were installed. The work was performed by Scott Welch and David Rohrbaugh. David submitted a bill for $135 in expenses.
   - One drain required digging and repair by Franklin. Their bill has not been received yet.

3. **The bill for the removal of the Richardson’s tree was $1537.20.**

4. **Discussion on General Rules:** Jane is still drafting a document. Jane asked for drafts from anyone who wants to submit rules governing one-time events.
5. A $900 estimate was received to remove bushes along the path and the west edge of the Newman-Young property. A motion was approved (Peer/M. Chidester) to proceed with the project using Creek Reserved Funds. 8-0.

**New Business:**

1. The new playset.
   - The Tereshkos reported that the new playset has been selected. It is a "Weaver playset" to be bought from an Amish distributor that has models set up at a location on SR 250. The funding is in place thanks to an outpouring of donations from the community.
   - Corinne’s Castle was removed last week.
   - A motion was approved to proceed with the project and assign to it the $550 that the community reserved funds for playground replacement (J. Chidester/Welch). The vote was 8-0.

2. The Board discussed the process when money must be spent without a scheduled Board meeting vote (recent tree & drain situations). No new procedure is needed.

3. Claudia will communicate to Ruth Schneider and Carol Dunkle that the Board should be kept informed of any changes being planned to the tennis court.

4. The Board wants email reminders to be sent out for the Community Task list tasks. Tom will help Jane with this.

**Next Board Meeting:** Sunday, September 20, at 1 P.M.

Respectfully Submitted,

*Tom Eshelman*

Secretary
Board of Trustees Meeting
Heidelberg Beach Association
September 19, 2015

Present: Jane Chidester (President), Rick Herwerden (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Bill Richardson, Claudia Springer, Barbara Weber

Absent: Sharon Chidester, Bill Hertzer, Jan Peer, Scott Welch

Special Guest(s): Orientation of Heidi McClure to be added to the 64 Kentucky lease.

Opening Prayer: Tom Eshelman

Real Estate: Mary Chidester. None.

Treasurer’s Report: Dick Castele.

1. Received construction deposit from Dick Castele.
2. Applied for water billing credits for 2015 leakage – received $609.28.
3. Received $500 donation from parents of the bride for September wedding.
4. Jack Corrigan will audit the books.

New Business:

1. A motion passed (M. Chidester/T. Eshelman) to (i) approve Heidi McClure as a new member; (ii) terminate the existing leases for lots 64, 65 and 65-A Kentucky Road; and (iii) to issue a new 99 year lease for the same lots to Heidi McClure, Jeffrey A. Belmont, Judy A. Destro, Ella M. Davidson, Craig Kessler, Scott A. Kessler, and Linda Miranda.

2. A motion passed (M. Chidester/C. Springer) to terminate the existing lease to Jack W. Kramer, Craig L. Peer and Janet S. Peer for Lots 12, 13 & 14 on Pennsylvania Road and to issue a new 99 year lease to for the same lots to Craig L. Peer and Janet S. Peer.

3. The bill for the removal of the Richardson’s tree was $1537.20.

4. Claudia Springer gave a report from CCWW.
   o A 10-service summer was just completed.
   o A new lavalier microphone was purchased and paid for by CCWW. One loud-speaker crackles and may be replaced.
   o CCWW plans to erect a sign for listing church services and this may address the need for a “no parking beyond this point” sign.
   o CCWW is looking for a gift of bulletin printing services.
   o A new songbook will be used next year which was obtained for no cost. The old songbook will be retained too.
   o The CCWW reserve funds are slowly shrinking. CCWW might ask for specific donations, e.g. for replacement of a loudspeaker.
5. **2016 Budget.**
   a. Dick Castele passed out the proposed budget along with a 9-year listing of historical expenses by category, the plans for tree work in the upcoming winter, and the Schedule of Cash.
   b. Jane will sign snow-plowing and mowing contracts with Harvey Foote. Same fees as last contract.
   c. There will be no increase in Sewer Improvement Fund contributions until the results of the feasibility study are known.
   d. Motion (Castele/J. Chidester) to assign money received from insurance to compensate for destruction of the barn, to pavilion maintenance. It passed 8-0.
   e. Motion (Castele/J. Chidester) to approve budget and keep assessments flat by paying the 2% increase out of unencumbered cash. It passed 8-0.

6. **Spring beach cleanup.** We can’t count on hauling services from Mr. Brown starting in 2016.

**Old Business:**

Postponed discussion of General Rules pending a draft from J. Chidester.

**Next Board Meeting:** Spring of 2016 unless a meeting is needed after the infrastructure upgrade feasibility report is complete.

Respectfully Submitted,

*Tom Eshelman*

Secretary
Board of Trustees Meeting
Heidelberg Beach Association
April 2, 2016

Present: Jane Chidester (President), Rick Herwerden (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch

Absent: Brice Chidester, Bill Hertzer, Jan Peer

Infrastructure Consultant Guest: Jeff Springer

Opening Prayer: Jeff Springer

Real Estate: Mary Chidester

There has been no progress toward establishing a chain of title for Lots 28B & 29.

Treasurer’s Report: Dick Castele

On February 27th, 2016 Jack Corrigan completed the Audit of our finances for the fiscal year ending 6/30/2015. He reported that everything was found in good order and professionally done.

Old Business:

7. Infrastructure project progress.
   - A feasibility study has been completed and funding options have been explored.
   - Two Town Hall meetings were decided on, to discuss with the community. Dates were set for May 28 and July 16.

8. Update on Tennis Court rehabilitation.
   - A new dues structure has been worked out.
   - Resurfacing and drainage repairs are expected to take place this Summer.

New Business:

1. Email vote taken since last Board Meeting.

   1/21/2016: Voted to spend $2500 for OHM to represent us at the SCEIG meeting on February 9th. 11-yes, 1-no.

2. The $500 donation from Rogan Wedding.

   The donation will be used on pier bench re-hab and Pavilion siding. The bench re-hab is well underway (by Jeff Belmont).

3. The Kessler family would like to plant a tree as a memorial to Verna Field. Jane will be meeting with them on the 7th to pick out a location.

4. Pavilion maintenance.

   Vinyl siding is being investigated as an alternative to painting. There will be a meeting with a contractor on April 3. Jane and Claudia will attend. Others are welcome.
5. Trustee election.

This year we have one member leaving (Rick Herwerden) and three up for re-election (Brice Chidester, Tom Eshelman, Jan Peer). The Board discussed who to ask and will also ask for volunteers.

6. Authorization to pay OHM for latest work.

S. Welch (C. Springer) moved to approve final payment of $2,310 to OHM for their services in representing us at the March 8th Erie County meeting and submitting the application for the water loan.

7. Spring beach clean-up and regular grooming.

There was a discussion of organizing the Spring cleanup. May 21 is the date.

**Next Board Meeting:** May 14 at 1 P.M.

The Annual Meeting is planned for late August to facilitate Town Hall on July 16th.

Respectfully Submitted,

*Tom Eshelman*

Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
May 21, 2016  

Present: Jane Chidester (President), Rick Herwerden (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Brice Chidester, Bill Hertzer, Jan Peer, Claudia Springer, Barbara Weber.  

Absent: Bill Richardson, Scott Welch.  

Opening Prayer: Bill Hertzer  

Real Estate: Mary Chidester reported that she had a lawyer review our organizational documents. The lawyer, Tom Johnson, of Brosius, Johnson & Griggs, LLC, has extensive experience with homeowner associations. In his opinion our documents are minimal but adequate. Our bylaws could be improved in a number of areas, but the community can choose the appropriate time to address the issues. He recommended that they be recorded with Erie County. A motion passed 10-0 (Springer/B. Chidester) to have Mary draw up the necessary affidavit and proceed to get them recorded, with a limit of $300 to be spent on legal and recording fees.  

Treasurer’s Report: Dick Castele reported on the main overages and underages as we near the end of the fiscal year. The biggest item is an underage in the water bills from the county — we used less water than any year in the last ten years.  

New Business:  

1. A motion passed 10-0 (B. Chidester/Peer) to return Dick Castele’s construction deposit.  

Old Business:  

1. Rick Herwerden reported on his efforts to recruit Board nominees. One member is leaving (Rick Herwerden) and three up for re-election (Brice Chidester, Tom Eshelman, Jan Peer).  

2. Infrastructure project progress. Jane is preparing to lead the first Town Hall meeting scheduled for 1PM at the Ritter Library in Vermilion on Saturday, May 28th.  

3. Pavilion & Pump House maintenance options: We have $8,000 in insurance proceeds available for this. Three options were discussed. The Board chose the option that preserves the traditional look and minimizes the expense:  
   
   A motion passed 10-0 (B. Chidester/Peer) to have Barbara Weber head the pavilion maintenance effort. The work is to be performed chiefly by volunteers. David Rohrbaugh will be asked to do carpentry and enlist a painter friend that could help volunteers by providing professional power tools (sander, paint sprayer, drop cloths) and some labor.  

Next Meeting: Saturday, July 16th, following the 2nd Town Hall meeting which is scheduled for 1PM at Ritter Library.  

Annual Meeting Date: Saturday, July 30th.  

Respectfully Submitted,  
Tom Eshelman  
Secretary
Board of Trustees Meeting
Heidelberg Beach Association
July 16, 2016

Present: Jane Chidester (President), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Bill Hertzer, Jan Peer, Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch.

Absent: Rick Herwerden (VP), Brice Chidester.

Opening Prayer: Bill Hertzer

Real Estate: A motion passed 9-0 (J. Chidester/Welch) with one abstention, to have Mary spend up to $400 to have Tom Johnson, of Brosius, Johnson & Griggs, LLC, draw up a letter to the Leahys concerning the documents required in order for the board to be able to approve the transfer to Kim Leahy.

Treasurer’s Report: None.

New Business: None.

Old Business:

   Infrastructure project progress:

5. Two Town Hall meetings have been completed with 34 of 48 cottages represented.

6. Jane reported that no low-interest loan is forthcoming at this time. Erie County has not been receptive to our efforts.

7. At the annual meeting comments will be solicited on a plan to raise $50,000 from the community via assessments to continue the process of proactively addressing the infrastructure issues. Dick Castele will report on the total we are currently assessing our community annually for infrastructure such as roads and sewer improvements.

Annual Meeting Date: Saturday, July 30th.

Respectfully Submitted,

Tom Eshelman
Secretary
Annual Membership Meeting
Heidelberg Beach Association
July 30, 2016

Opening:

- The meeting was called to order at 10:05. Jeff Springer opened with a prayer.

- Members who passed away this last year: Verna Field, Harry Bratton, Marianna Vondriska, Barclay Rohrbaugh.

- New members joining since last year: Heidi McClure.

- A motion was passed to dispense with the reading of last year’s minutes and approve them. (C. Glaviano, J. Foote)

Membership Roll Call and Distribution of Ballots:

Secretary Tom Eshelman recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2016-2019 were distributed.

Association members representing 73 lots were present and proxies were turned in for an additional 16.5 lots. Hence, a total of 89.5 lots were represented. 50 lots are required for a quorum.

Treasurer’s Report: Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2016). Of the $110,267 total cash assets, $85,707 are reserved for specific uses and $24,560 are unencumbered. A motion passed to accept the report (C. Springer, H. Foote).

Report of the Nominating Committee: Rick Herwerden, Chair of the Nominating Committee, presented the slate of nominees for the Board of Trustees for 2016-2019. They were Brice Chidester (incumbent), Tom Eshelman (incumbent), Jan Peer (incumbent), Jack Corrigan, Harvey Foote, Aaron Hamilton, and Dick Henderson. There were no additional nominations from the floor. Four Board positions needed to be filled.

Accomplishments and happenings of this last year:

- The Pavilion was repaired and repainted. Barb Weber organized the event. David Rohrbaugh led this project.

- The Christian Council of Work and Worship, and specifically to the co-chairs Jane Eshelman and Claudia Springer, put together a full schedule of services for 10 Sundays. Linda Glaviano organized the social hours.

- Thanks to the CCWW and the carpentry talents of David Lackey, we now have a new community bulletin board that contains the Pavilion Service Schedule and other general announcements.

- Coming soon to the space below the bulletin board, is a new sign that Jan Peer is working on for us. We hope to better guide people to where and how to park on this side of the beach for maximum efficiency.

- Jan Peer has improved the markings on the buoys in the swimming area.

- Jeff Belmont painted and refurbished the pier benches and pier stairs over the winter. Also, the metal pier edging has been re-painted.
In our front entrance area, donors had 4 new evergreens planted, the white pillars and entrance bridge were whitewashed, the plantings in the Rt. 6 landscape bed were re-done, the big Heidelberg Beach sign was re-painted, and the formerly red Heidelberg Beach sign was re-painted to the blue and sand tone colors.

In the playground area, the Tereshkos, along with many generous donors, installed the new play set.

The tennis court was re-surfaced and re-painted under the leadership of Ruth Schneider.

A sinkhole near the Hayman cottage was repaired under the direction of Jane Chidester, John Macko, and Harvey Foote.

**Ongoing Project: Infrastructure Renewal:**

- Two Town Hall Meetings were held in May and July.
- A letter summarizing actions to date and future Board plans was made available in advance of this Annual Meeting. Its contents follow:

  The Board’s actions to date:

  1. Last fall we hired OHM Advisors to create a Feasibility Study, which was the document we used “to shop” for financing and grants. We commissioned OHM to give us a general plan, a preliminary estimate, and help us find the funds to accomplish this big task. These were our parameters:

     h. Give us a dollar figure to work with when approaching agencies ($2.5 million).

     i. Assume we will build using Erie County codes and regulations so that we could hand over maintenance of the system to them in the future.

     j. Labor would be calculated using prevailing wages.

  2. After much investigation and effort by many people, no outside funding was obtained.

     a. We are not eligible for grants or any other “free” money sources.

     b. We were unable to partner with Erie County and secure low-interest financing.

     c. Obtaining a regular bank loan has proven to be too expensive.

  3. The Board is now re-looking at this project knowing we will have to finance it and maintain it ourselves. We’ll have to break the project into stages to spread the cost out and make it more affordable. We are getting updated estimates from OHM based on this new direction. The expectation is that this will reduce the cost significantly.

     a. We’ll probably do the water system first. We’ll consider running the lines down the grass paths, if it is cheaper. We’ll also stay on one water meter and not individually meter cottages, to save cost as well.

     b. We’ll probably delay the sanitary lines until we finish the water. For the septic tanks that are failing, we’ll try to work with the Health Department to get permission for cottage owners to replace them.

  The Board’s next steps:
1. At the Board’s fall budget meeting, we plan to vote to approve a moderate increase in assessments using our standard assessment method. We need to collect enough money to cover the detailed design phase (generation of actual engineered drawings) of whichever component we decide to start with. We need to initially raise approximately $50,000. This is roughly $1,000 per cottage, collected as a $500/per half assessment in 2017.

2. Based on revised estimates from OHM, the Board will consider how to collect the needed money in 2018 and beyond. The Board is aware that the project cost remains a major concern to many—and it is a major concern of the Board. We want to keep the increases to a reasonable amount.

3. When we get to the detailed design phase, the final decisions will be made about exactly where to lay the lines, the size and material of pipes, location of fire hydrants, etc. We will work together with the Erie County Engineer, OHM, and several contractors to come up with a plan that is both cost efficient and meets our needs.

4. When we believe we have enough money to cover the cost of one component, we’ll bid the project out to at least three contractors. We expect this step won’t happen for a few years.

   - A handout was distributed showing revised estimates from OHM for the infrastructure projects (water, sanitary sewer, storm sewer) based on the assumption that we will fund the project ourselves and maintain the systems ourselves.

   - At this Annual Meeting there was a full discussion of the infrastructure renewal topic among the members present.

**Voting:** Don Bratton, Marilyn Chidester, Caleb Noel, and Ellen Nolan served as tellers to count the ballots. The following were elected to the Board for 2016-2019:

   - Jack Corrigan
   - Tom Eshelman
   - Dick Henderson
   - Jan Peer

**New Business:**

   - Joe Tereshko stated that more improvements are being considered for the playground area.

   - Dan Warder suggested that street signs should be straightened up.

**Adjournment:**

The meeting was adjourned at 11:37 A.M.

Respectfully Submitted,

*Tom Eshelman*

Secretary
Present: Jane Chidester (President), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Bill Hertzer, Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch.

Absent: Dick Henderson, Jack Corrigan, Jan Peer.

Opening Prayer: Bill Hertzer

Real Estate: An incomplete draft letter was reviewed concerning the documents required in order for the board to be able to approve the transfer to Kim Leahy.

Treasurer’s Report: None.

New Business:

Infrastructure project progress:

1. Election of Officers:

   The incumbents agreed to serve again and Bill Hertzer volunteered to run for the open office of vice-president. A motion passed (Springer/Welch) to elect the slate of officers unanimously: Jane Chidester (President), Bill Hertzer (Vice-President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Mary Chidester (Real Estate Officer).

2. The annual budget will not be submitted for approval at the next board meeting, August 28.

Old Business: None.

Respectfully Submitted,

Tom Eshelman
Secretary
Board of Trustees Meeting  
Heidelberg Beach Association  
August 28, 2016

Present: Jane Chidester (President), Bill Hertzer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Jan Peer, Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch.

Absent: Dick Henderson

Opening Prayer: Bill Hertzer

Real Estate Report: Mary Chidester

- A letter to Kim Leahy has been mailed. The legal bill not yet been received. Receipt has been confirmed.
- Mary is working on an infrastructure disclosure document for use in cottage sales.
- The next full tax audit of the community will be in 2018 (payable in 2019).

Treasurer’s Report: Dick Castele

- Jack Corrigan will audit the 2015-16 books.
- The OHM bill (for re-investigation/estimation work) has been received and paid. $770.
- A tree bill for work in August has been received and paid. $1,174.25
- The pavilion rehab bills have been received and paid. $1,338.
- A bill from Franklin has not been received, for re-snaking the south end of W. Virginia. It was partially clogged. The cost is expected to be around $600.
- Items for the upcoming budget meeting:
  - $600 for annual W. Virginia clean out.
  - Move to annual septic tank cleaning.
  - No change to trees, communications, snow plowing, mowing.
  - $50,000 to infrastructure reserve.

- Method of Assessment discussion.
  - Our current assessment method: 1/3 by cottage, 1/3 by lot, 1/3 by county tax evaluation.
  - A handout showed that cottage tax valuations (determined by Erie County) are too haphazard to be useful in our assessment method.
  - A motion (Springer/Welch) to remove cottage valuation from the assessment method passed (11-0).
  - The next meeting will discuss proposed new assessment methods.
New Business:

- The street signs need to be renovated or replaced. A leader is needed for this task.
- A box for flag storage to be placed by the flagpole has been suggested. A volunteer is needed to build this.

Next Meeting: Monday October 3, 5pm, with dinner provided, at the Peer cottage. This will be the budget meeting.

Respectfully Submitted,

Tom Eshelman
Secretary
Present: Jane Chidester (President), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Dick Henderson, Jan Peer, Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch.

Absent: Bill Hertzer (VP)

Opening Prayer: Rev. Dick Henderson

Treasurer’s Report: Dick Castele

- Method of Assessment discussion.
  - Our current assessment method: 1/3 by cottage, 1/3 by lot, 1/3 by county tax evaluation.
    - At the August Board meeting, a handout showed that cottage tax valuations (determined by Erie County) are too haphazard to be useful in our assessment method.
    - At the August Board meeting, a motion passed to remove cottage valuation from the assessment method.
  - It was moved and seconded (R. Castele/J. Corrigan) that starting with the 2016-2017 fiscal year the method of assessment used for the Operating Budget shall be 1/3 by lot and 2/3 by cottage. The motion passed 11-0.

- Budget discussion.
  - It was moved and seconded (R. Castele/J. Corrigan) that $3,500 will be deposited in the Road Reserve for the fiscal year 2016-2017. (Prior year budget for Road Reserve was $3,670). The motion passed 11-0.
  - It was moved and seconded (J Chidester/W Richardson) to approve the proposed fiscal year 2016-2017 operating budget. The motion passed 11-0.

- Infrastructure Reserve discussion.
  - An open discussion of the infrastructure issues was held.
  - It was moved and seconded (R. Castele/J. Corrigan) that $25,000 will be deposited in the Infrastructure Reserve for the fiscal year 2016-2017. (Prior year budget for Infrastructure Reserve was $2,450). The motion passed 11-0.
  - The Infrastructure Reserve will now be separated from the Operating Budget.
  - In order to define the use of this new Reserve and the method of assessing for these funds, a Resolution was created and is shown in Attachment 1 at the end of these minutes. It was moved and seconded (J. Chidester/W. Richardson) to adopt this Resolution. The motion passed 11-0.

Real Estate Report: Mary Chidester

- The orientation of Don Bratton and siblings occurred October 2, 2016.
• A motion passed (M. Chidester/C. Springer) to approve Donald W. Bratton, Colletta J. Lieber and Raymond H. Bratton as new members and to approve the transfer of the leasehold estate for Lots 41, 41A, 42, 42A and 43 on West Virginia Road from Harry H. Bratton to Donald W. Bratton, Colletta J. Lieber and Raymond H. Bratton. The President and Secretary of the Association are authorized to sign all documents required to effectuate the transfer.

• The orientation of David & Jill Harmych occurred October 3, 2016, at the Board meeting.

• A motion passed (M. Chidester/C. Springer) to approve David B. Harmych as a new member and to approve the transfer of the leasehold estate for Lots 4 and 5 on Pennsylvania Road from Margaret P. Chamli to David B. Harmych. The President and Secretary of the Association are authorized to sign all documents required to effectuate the transfer.

New Business:

• It was moved and seconded (M. Chidester/W. Richardson) that the Real Estate Officer shall file for Heidelberg Beach to receive its share of any award resulting from a class action lawsuit finding against ODNR with respect to the shoreline definition. The motion passed 11-0.

Next Meeting: Spring 2017

Respectfully Submitted,

Tom Eshelman
Secretary
Resolved, in 2017, the Board shall impose an assessment of $25,000 for an “Infrastructure Reserve.” By making this assessment, the Board of Trustees is affirming that we are beginning to collect funds with an eye towards replacing our 86-year-old (1930) infrastructure.

Further Resolved, this “Infrastructure Reserve” shall be collected equally from each of the 48 cottage leaseholders. The “Infrastructure Reserve” may only be used for any or all of the following purposes: repair of existing water and storm sewer lines; replacement of existing water and storm sewer lines; addition of sanitary sewer lines and a pump station; or fees for professional services, such as engineers, consultants, or attorneys.

Further Resolved, that over the next year, the Board shall continue to gather information, get input from the community, and look for outside funding sources. At the 2017 budget meeting of the Board, we plan to set a target date for the next phase of this project. Using that target date, the Board will determine the amount needed to be assessed annually for our “Infrastructure Reserve” for 2018, and the years until the target is achieved.

Further Resolved, the Board will propose an amendment to the Building Rules and Regulations to be voted on at the 2017 Annual Membership Meeting to institute a “tap in fee” for any new construction on the Heidelberg Beach property.
Board of Trustees Meeting  
Heidelberg Beach Association  
May 28, 2017

Present: Jane Chidester (President), Bill Hertzer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Richard Henderson, Jan Peer, Bill Richardson, Barbara Weber, Scott Welch.

Absent: Claudia Springer

Opening Prayer: Rev. Dick Henderson

Treasurer’s Report: Dick Castele

- Nothing significant to report.
- A motion passed (Jane Chidester/William Hertzer) to approve the 2015-2016 FY audit completed by Corrigan Krause.

New Business:

- The orientation of Ken Stone’s daughter, Molly Richeson, was completed.
- Roger Nehls requests permission to post a “For Sale” sign at Rt. 6 throughout the summer. He’ll remove all signs and take the cottage off the MLS on October 31st if the cottage has not sold. He’ll re-list in spring 2018, if necessary. A motion passed (Jane Chidester/Richard Henderson) to approve this plan.
- Recreation:
  - Jan Peer will be setting up 2 Frisbee Golf posts in field NE of Tennis Court for the summer. She will maintain them and take them down each winter.
  - Should we reinstall Volleyball post on beach, or not? This is a moot point – the water is too high probably until next summer.

- Still need a volunteer to handle re-vamping our street signs.
- Recycling Dumpster: For 8 YD Every Other Week, cost is approx. $100/month. The Board does not want to pursue this.
- Thank you to Jan who made us signs to help with the new compost pile management!
- Bill Hertzer and Bill Richardson will be leaving the Board in July. Scott Welch and Jane Chidester are up for re-election. The departing Board members will create a slate of nominees for the Board.
- Proposed Change to Building Rule #12.

Current Rule:

All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted.

Proposed Rule:
All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted. The leaseholder must remit a “tap in” fee equal to the cost that each existing cottage leaseholder paid for the new infrastructure (starting with the collection of money for the new Infrastructure Reserve Fund in 2017). Building Committee approval of the new building plan is contingent on the up-front payment of this fee.

- A motion passed (Jane Chidester/Scott Welch) to approve the Proposed Change to Building Rule #12.
- Proposed survey for infrastructure replacement discussed. Consensus was to send out one survey form to each cottage in early June with mid-June return deadline.

**Real Estate Report:** Mary Chidester

- A motion passed (Mary Chidester/Scott Welch) to approve the proposed Association disclosure form for cottage sales.
- A motion passed (Mary Chidester/William Richardson) to: consent to the transfer of Lots 56 & 57 Kentucky Road from Kenneth C. Stone, Trustee of The Stone Family Revocable Living Trust UAD September 4, 1997 to Kenneth C. Stone individually.
- A motion passed (Mary Chidester/William Hertzer) to: consent to the further transfer to Molly S. Richeson pursuant to a Transfer on Death Designation Affidavit dated May 19, 2017, from Kenneth C. Stone; and to accept Molly S. Richeson into membership effective upon the death of Kenneth C. Stone. The consent to transfer and approval of membership for Molly S. Richeson shall not be effective until the death of Ken Stone and shall have no effect should Ken Stone revoke the Transfer on Death Designation Affidavit prior to his death.
- A motion passed (Mary Chidester/Barbara Weber) to consent to the transfer of Martha L. Hammel’s interest in Lots 53 & 54 Kentucky Road to Martha L. Hammel, Trustee of the Martha L. Hammel Trust dated December 11, 1995, and to the Amended and Restated Lease effective June 1, 2017, to confirm and clarify the respective leasehold interests of William F. Hertzer, J. David Hertzer and Martha L. Hammel, Trustee. As to Lot 53, William F. Hertzer has a 2/3 interest, J. David Hertzer a 1/6 interest, and Martha L. Hammel, Trustee a 1/6 interest. As to Lot 54, William F. Hertzer has a 7/9 interest, J. David Hertzer a 1/9 interest, and Martha L. Hammel, Trustee a 1/9 interest.

**Next Meeting:** July 2nd @ 2 PM

**Annual Meeting:** July 15th @ 10 AM in the Pavilion

Respectfully Submitted,

*Tom Eshelman*

Secretary
Board of Trustees Meeting
Heidelberg Beach Association
July 2, 2017

Present: Jane Chidester (President), Bill Hertzer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Richard Henderson, Jan Peer, Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch.

Absent: none

Opening Prayer: Bill Hertzer

Treasurer’s Report: Dick Castele

- End of Fiscal Year. No surprises. Actual expenses were under budget by $1273.73.

Business:

- A motion passed (Hertzer/Castele) to approve the Welch patio project.

- The slate of nominees was presented for the Board election at the annual meeting: Carol Dunkle, Valerie Murray, Aaron Hamilton, and incumbents Jane Chidester and Scott Welch.

- The Board reviewed the Survey results. Those comments which did not indicate “approval for sharing with the community” were passed out to the Board for reading. A motion passed unanimously (Springer/Welch) to focus on replacing water lines. The Board intends to ask for a Y/N vote at the annual meeting on pursuing water line replacement.

- The Board discussed how to fund a water line replacement project without creating hardship for those less able to afford an increase in the annual assessment.

Real Estate Report: Mary Chidester

- Orientation of Kim Leahy and G. Patrick Leahy (29 W. Virginia) was completed.

- A motion passed (Scott Welch/Tom Eshelman) to approve Kimberly R. Leahy and G. Patrick Leahy as new members and to approve the transfers of the leasehold estate for Lots 28-B and 29 West Virginia Road from Karen M. Reimsnyder to Kimberly R. Leahy, Emily Reimsnyder and Eric Reimsnyder, and the subsequent assignments of lease from Emily and Eric Reimsnyder to Kimberly R. Leahy. A new lease will be prepared for Kimberly R. Leahy and G. Patrick Leahy, and the President and Secretary are authorized to sign it upon completion.

Next Meeting: July 15th, after the Annual Meeting

Annual Meeting: July 15th @ 10 AM in the Pavilion

Respectfully Submitted,

Tom Eshelman
Secretary
Annual Membership Meeting  
Heidelberg Beach Association  
July 15, 2017

Opening:

• The meeting was called to order at 10:15 AM. Rev. Richard Henderson opened with a prayer.
• Members who passed away this last year: Marion Rohrbaugh, Ruth Schneider, Clarke Martin, Mary Lou Belmont, and Bev Morris.
• New members joining this last year: Don Bratton, Ray Bratton, Colletta Lieber, Kim & Patrick Leahy, David Harmych, Molly Richeson.
• A motion (J. Belmont/C. Schuman) passed to dispense with the reading of last year’s minutes and approve them.

Membership Roll Call and Distribution of Ballots:

• Secretary Tom Eshelman recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2017-2020 were distributed.

• Association members representing 79.5 lots were present and proxies were turned in for an additional 13 lots. Hence, a total of 92.5 lots were represented. 50 lots are required for a quorum.

• The roll call spreadsheet follows these minutes as Attachment 1.

Ballots were also distributed for:

  o Ballot Issue #2: Proposed change to Building Rule #12

  **Current Rule:**

  All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted.

  **Proposed Rule** (with new text highlighted):

  All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted.

  The leaseholder must remit a “tap in” fee equal to the cost that each existing cottage leaseholder paid for the new infrastructure (starting with the collection of money for the new Infrastructure Reserve Fund in 2017). Building Committee approval of the new building plan is contingent on the up-front payment of this fee.

  o Ballot Issue #3: Approval to Replace the Water Line

  The Board of Trustees has unanimously voted to focus on replacing the water line as our first infrastructure project. We ask the community for your approval as well.

Treasurer’s Report: Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2017). Of the $135,369 total cash assets, $108,542 are reserved for specific uses and $26,827 are unencumbered. A motion passed (M. Hayman/C. Springer) to accept the report.
Report of the Nominating Committee: Chair of the Nominating Committee, B. Richardson, presented the slate of nominees for the Board of Trustees for 2017-2020: Jane Chidester (incumbent), Scott Welch (incumbent), Carol Dunkle, Aaron Hamilton, Valerie Murray. There were no additional nominations from the floor. Four Board positions needed to be filled.

A motion passed (M. Murray/V. Murray) to have each candidate present comments prior to the voting. The candidates then proceeded to do so. A motion passed (R. Henderson/J. Macko) after the first candidate comments to limit the comments to two minutes without entertaining questions from the members.

Thank yous:

The Board President presented a thank you message to the Footes:

With a 23-acre property to maintain, you would expect that we owe some pretty big thank yous to those who work hard all year round to keep up with all of the work necessary.

I know everyone has noticed our tidy property and well-groomed beach this year.

You also would probably guess that the Foote family is primarily responsible—and you’d be right. With our mild winter, Carol and Dean were down on the beach picking up the logs and limbs that washed up all winter long.

Dean also sculpted pathways on the beach bank to aide our efforts to better manage our stick debris and yard waste. With the return of the burn pile, we’ve been able to quickly get rid of the many logs and limbs that collect.

For those of you on email, you also just saw that Dean built a beautiful new chair swing for the beach.

And, Harvey has done great work in getting the east end of the Promenade cleaned up.

So, many, many, thanks for the incredible gift the Footes have given us, with their time, machinery, and energy, to make a beautiful Heidelberg Beach for us all to enjoy.

Ongoing Projects:

The Board President presented a message on the history and the status of the project to replace the water lines.

Let’s review a few events that have gotten us to this point:

It became clear last summer, and we reconfirmed earlier this year, that Erie County will not help us with the maintenance or replacement of our infrastructure. Without Erie County’s help, we cannot access any loan money from governmental agencies like the EPA or the USDA.

In truth, we may have dodged a bullet with Erie County. They are now embroiled in several lawsuits, including one for a botched 20-million-dollar job in another neighborhood—and two of the three people we’d been meeting with over the last few years, were fired for misconduct.

As the Board reviewed the survey results at our last meeting, we noted several things:

How grateful we were to get near 100% participation—thanks to all of you! How the majority did agree that we needed to address the infrastructure issues. And how coming up with a payment plan, that worked for everyone, was the key to keeping our community together.

We felt the one thing we could do right away, to ease the financial burden, was to narrow our initial focus—to the water lines—and therefore limit the upfront cost to a smaller amount.
As a quick refresher, some of the reasons that the Board feels it is important to replace the water lines now are:

1. Our water main is greatly undersized for a community like ours. Our founders laid this line 90 years ago when only a handful of cottages existed. We have a very small 2” iron pipe that is probably soldered together with lead.
2. Our water main was laid at a time when we were getting our water from Lake Erie—so the layout and design focused on that. When the community wanted to make the switch from lake water to public water, they voted to take that opportunity to re-lay the pipes with the proper slope, depth, size, and current plumbing codes. That was in 1964.

In those first 35 years, plumbing standards had already evolved such that our original pronged layout, with dead end lines, was already shown to be a huge problem. I’m sure those of you around then remember the days of brown water.
3. Not all roads have a complete plumbing circuit. When we did not follow through on replacing the water lines, but did connect to public water, we tried connecting some of the water lines together to try to fix the problems of our pronged layout. The plumbing fix to avoid stagnating water is to run the pipes in circuits, instead of dead end lines. We tried to simulate that by connecting a few of the roads together. To this day, we don’t think all roads run on a complete circuit.
4. To do repairs on the water lines, or repairs at the connections to an individual cottage, we still must shut off the water to the entire neighborhood. And we can only do this by shutting the main valve by Rt. 6—which we are technically not supposed to be using because it is owned by the county. We cannot use our own internal shut-offs because they don’t fully stop the water because of our hopscotch of pipe connections.
5. We still only have one fire hydrant for the entire neighborhood—located at the south end, by the playground.
6. The condition of our lines today can at best, be described as fragile. You’ve seen that the pipes are filled with pinhole leaks—only being held in by the compacted clay around the rusted-out pipe. The pipe is so weak that anytime we touch it, to make a fix, we generally create another leak.
7. And finally, and maybe most importantly, the full Board believes a proactive approach is best. The question is not “if” we need replace the water lines, but “when” we need to replace them—and we believe at 90 years old they’ve far outlived their life expectancy. It only becomes more expensive, the longer we wait to do it.

So today, the Board asks for your support, in approving the plan to focus on replacing our water lines. We also ask that you approve the new language in the Building Rules, to incorporate a tap-in fee for any cottages built in the future.

As I said earlier though, coming up with a payment plan that works for everyone, is the key to keeping our community together. This has been at the forefront of the Board’s investigations from the very beginning.

The Board has shared a Draft Proposal, which is exactly that, a draft. It is our best idea to date, on how to provide a path forward for everyone financially. These numbers are just for illustration—and I hope they are just high-end estimates.

The idea is made possible by the fact that we do have some money in our reserve, and the knowledge that there are quite a few leaseholders who would be willing to help us get a leg up on saving for this.

As you saw in the proposal, our expectation is that we would have enough money collected to start working with a civil engineering firm in about 3 years. At that time, we’ll develop the final, detailed
plan. We’ll bring the engineers out to the beach for several meetings, so that anyone can participate in the process that wants to. And shortly after we begin the bidding process, we’ll have a better idea of the exact cost, and can adjust our assessments accordingly.

We have an opportunity, for all of us to come together—to make a needed project happen—to financially help those that need help—and to have everyone participate in a fair way.

The Board and I seriously do not want the need to replace the water line, to be the reason even one of you considers leaving. Let us help find a way to work things out.

**Discussion of water line replacement:**

Some comments from the community discussion of water line replacement:

- The Board should consider lot-based assessments rather than cottage-based assessments.
- The water lines are not worn out—they still have life left.
- The estimated cost is inaccurate—it’s too high.
- The cost is too high and will force people to sell their cottages.
- Concern for the spirit of the community.
- Concern for the community’s ability to administer the future repairs that will be needed if the lines are not replaced.
- Empty lots should be assessed for water line replacement and should be assessed at a reduced rate (current plan calls for only cottage-based assessments).
- The proposed financing plan was explained.
- Most empty lots are not buildable.
- The water pressure won’t change as a result of water line replacement.
- The current water quality is good according to Erie County Environmental Services.
- The OHM specs are a problem.
- We should get contractor quotes now, and determine the exact price of the project before assessing the funds.

**Voting:**

- A motion was passed (T. Lukens/S. Welch) to close discussion and vote on Ballot Issue #2: Proposed change to Building Rule #12. Text is shown above in the Membership Roll Call and Distribution of Ballots section of these minutes. Ballots were collected and the results reported after the meeting:
  - 80.5 Approve
  - 11.0 Do Not Approve
• A motion was passed (J. Kramer/C. Dunkle) to close discussion and vote on Ballot Issue #3: Approval to Replace the Water Line. Text is shown above in the Membership Roll Call and Distribution of Ballots section of these minutes. Ballots were collected and the results reported after the meeting:
  o 68.5 Approve
  o 21.0 Do Not Approve

• The result of the election of members to the Board of Trustees for 2017-2020 was announced: Jane Chidester (incumbent), Scott Welch (incumbent), Carol Dunkle, Aaron Hamilton.

• All ballots were tallied by non-members Ellen Nolan and Elizabeth Moes. The Board sincerely thanks them for their help.

New Business:
  None.

Adjournment: A motion passed (T. Lukens/J. Kramer) to adjourn.

Respectfully Submitted,
Tom Eshelman
Secretary
### Attachment 1: 2017 Annual Meeting Roll Call

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<th>Entity</th>
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<td>1) Neil Richardson (deceased – his wife is Barbara and they are parents of Bill Richardson) 2) Harvey Richardson (deceased) and 3) Benson Lee Richardson (still living)</td>
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<td>Susan &amp; Karl Volk</td>
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<td>Votes Present</td>
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<td>2/3 + 1 of those present for win</td>
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<td>Votes Present in Pavilion</td>
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<td>Votes Present via Proxy</td>
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Board of Trustees Meeting
Heidelberg Beach Association
July 15, 2017

Present: Jane Chidester (President), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Carol Dunkle, Aaron Hamilton, Richard Henderson, Jan Peer, Claudia Springer, Scott Welch.

Absent: Barbara Weber

Opening Prayer: R. Henderson

Treasurer’s Report: None

Real Estate Report:

- Greg and Janice Warder attended part of the meeting and received their new member orientation.

- A motion passed (M. Chidester/C. Dunkle) to approve Gregory S. Warder and Janice L. Warder as new members and to approve the termination of the leasehold estate for Lot 17 on West Virginia Road for David L. Warder & Linda C. Warder and Daniel G. Warder & Delores J. Warder and issue a new lease to Daniel G. Warder & Delores J. Warder and Gregory S. Warder & Janice L. Warder. The President and Secretary of the Association are authorized to sign all documents required to effectuate the transfer.

Business:

- A motion (S. Welch/J. Corrigan) passed to retain the same officers as 2016-2017 except that the Vice President should be Claudia Springer in place of the outgoing trustee, Bill Hertzer: Jane Chidester (President), Claudia Springer (Vice President), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate).

- A motion (R. Henderson/R. Castele) passed to have attorney Tom Johnson review the letter from the Murray’s attorney, H. W. Kishman.

- A motion passed (R. Castele/C. Dunkle) to have Jack Corrigan audit the treasurer’s books for the 2016-2017 fiscal year.

- A motion passed (C. Springer/ C. Dunkle) to appoint Aaron Hamilton as chair of the Building Committee.

- The Board discussed possible community events. Aaron Hamilton and Scott Welch volunteered to bring back the Community Work Day at least once a year.

Next Meeting: Not set yet.

Respectfully Submitted,

Tom Eshelman
Secretary
Present: Jane Chidester (President), Tom Eshelman (Secretary), Mary Chidester (Real Estate), Jack Corrigan, Carol Dunkle, Richard Henderson, Claudia Springer, Scott Welch.

Absent: Dick Castele (Treasurer), Aaron Hamilton, Jan Peer, Barbara Weber

Opening Prayer: R. Henderson

Treasurer’s Report:

- Karl and Susan Volk attended part of the meeting via phone and received their new member orientation.

- A motion passed (M. Chidester/R. Henderson) to approve Karl F. Volk and Susan F. Volk as new members of the Association and to authorize the President and Secretary of the Association to execute any and all documents required to effectuate the transfer of Lot 6 & and the northerly one-half of Lot 7, known as Lot 7B on Pennsylvania Road, including but not limited to the termination of the existing lease to Herbert B. Foote and Kathleen M. Foote and issuance of a new lease to Karl F. Volk and Susan F. Volk.

Business:

None.

Next Meeting: Sunday, September 3, 2017, at 7:00 PM.
Board of Trustees Meeting
Heidelberg Beach Association
September 4, 2017

Present: Jane Chidester (President), Claudia Springer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Carol Dunkle, Aaron Hamilton, Richard Henderson, Jan Peer, Barbara Weber, Scott Welch

Absent: None

Opening Prayer: Rev. Richard Henderson

Approval of prior Meeting Minutes: Motion passed (Eshelman/Welch) to approve the minutes of the previous three meetings:

August 19th (Volk Orientation)
July 15th Board Meeting
July 15th Annual Meeting

Select Executive Committee:

- Automatic members of the Executive Committee are: president, vice president, secretary, treasurer, and real estate officer. Two others must be elected from the Board.

- A motion passed (Springer/Hamilton) to elect Scott Welch and Carol Dunkle to the Executive Committee.

Treasurer’s Report: no report

Business:

- Several topics came up during an open discussion:
  - Should we try to get more first-time people on the Board in the future?
  - Should we put specific Board members in charge of follow-up on specific task list tasks?
  - Tom should send out task list reminders as in past years.
  - How should we be documenting “institutional knowledge”.
  - Some poisonous plants were found along the creek. Selective spraying will be done and the creek bank will be cut back annually each fall when the beach bank is cut.

- With respect to infrastructure projects:
  - The Board has a responsibility to use bonded and licensed pros.
  - A “design-build” approach is not appropriate for our large infrastructure projects. A “design-bid-build” process must be used.
  - The Board must look forward and not just react to infrastructure problems.
The Board has scaled back considerably from the original concept of doing water, storm sewers, and sanitary sewers.

Some feel sanitary sewers should be done before water lines, but others oppose this.

If new water lines can be bored under the grass paths it is hoped that any future sewer projects will not be impacted by the water lines.

- The Board received a letter from Henry Kishman, a lawyer for Valerie and Mike Murray. It stated their objections to the proposed water line replacement project, e.g. cost to leaseholders, the process used to obtain project estimated cost, the need to safeguard and segregate project funds, questionable Board procedures. It admonished the Board to consider these objections and follow the by-laws.

- A motion passed (Welch/Hamilton) to send a reply letter. It reviews the history of the infrastructure investigation which resulted in the approval at the 2017 Annual Meeting of a proposal to move forward with just replacing our water lines. It stresses that quorums have been present at all meetings and the by-laws have been followed.

- The proposed water line assessment method was discussed. Note: Posted Assessment Method Summary on the Web Site. Multiple payment plans will be offered to leaseholders.

- The possible effect of bankruptcies was discussed.

- The Board is considering an option to hold infrastructure funds in a separate savings account and have checks above a certain dollar figure to require two signatures.

- A motion passed (Springer/Weber) that Jack Corrigan will pursue addition of a fidelity/bond rider (on the Treasurer) to our insurance policy.

- The possibility of non-payment was discussed. The plan is to pursue legal remedy if that occurs.

**Real Estate Report:**

- The Foote cottage sale to the Volks is complete.

- The Warder’s lease change is complete.

- The Leahy’s new lease is in their hands for signoff.

- The Murrays were informed of the Lease Transfer procedures. Note: Posted Summary of the Lease Transfer Process on the Web Site.

- A motion passed (Peer/Castele) to authorize a few more hours of attorney time to review our 2017 Binding Resolution.

**Next Meeting:** September 30 at 10AM.
Board of Trustees Meeting
Heidelberg Beach Association
September 30, 2017

Present: Jane Chidester (President), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Carol Dunkle, Aaron Hamilton, Richard Henderson, Jan Peer, Barbara Weber, Scott Welch

Absent: C. Springer

Called to Order: 10:05 AM

Opening Prayer: Rev. Richard Henderson

Approval Vote for prior Meeting Minutes: A motion passed (Welch/Hamilton) to approve the minutes of the September 4th Board Meeting.

Infrastructure:

- The Board discussed the proposed 2017 Binding Resolution and Letter to Membership.
  - OHM suggested that the community should have $500,000 on hand before the design work begins. Does it tie our hands to state this as a requirement in the 2017 Binding Resolution? The consensus was that it should be kept in the resolution so that we all have a common understanding of when work will begin.

- A motion passed (Corrigan/Weber) to approve the 2017 Binding Resolution and letter: 1) the 2017 Binding Resolution to levy an assessment in the amount of $15,000 per cottage for the Infrastructure Reserve and 2) the Letter to Membership describing the associated payment plans. The vote was unanimous.

- The 2017 Binding Resolution follows these minutes as Attachment 1.

Real Estate Report:

- Leahy lease documents are ready for officers to sign.

Treasurer’s Report:

- A letter was received from Jack Corrigan that the annual audit of the Treasurer’s books was completed and no problems were found. A motion passed (Peer/Henderson) to approve the audit letter.

- Changes were proposed to the 2018 budget:
  - The Miscellaneous Grounds expense line (100.00) will be combined with the Beach and Bank Maintenance expense line ($700.00) and labeled Miscellaneous Grounds.
  
  - The Road Reserve expense line ($3,670 per year for the last 11 years) was reduced to $1000 for 2018.
  
  - $500 is estimated by M. Chidester for the Legal expense line in 2018.

- Changes were proposed to the Summary of Cash and Reserve Activity:
• The Creek Reserve (1,863.75) will be combined with the Donation category ($287.83) and renamed the Grounds Reserve. It will be used for the annual entrance landscaping expense.

• A motion passed (Corrigan/Henderson) to approve the 2018 Budget with the proposed changes and a resulting Total Operating Expenses of $41,920.

Business:

• Scott Welch and Aaron Hamilton will lead a work day the weekend before Memorial Day - Saturday, May 19, 2018. A community potluck is planned for 1:00PM. A Board meeting will be held at 3:00PM.

• A motion passed (Dunkle/Hamilton) to add Jack Corrigan as an authorized signer on our Heidelberg Beach checking accounts.

• The snaking of West Virginia will be done in Spring 2018.

• Septic tank cleaning is now being done annually.

• Tom Eshelman will pursue replacing our basketball rim and backboard.

The meeting was adjourned at 11:38AM (Henderson/Dunkle).

Next Meeting: Saturday, May 19, 2018 at 3:00 PM.
2017 Binding Resolution of the
Board of Trustees of the Heidelberg Beach Association

Resolved,

1) The Board hereby levies an assessment in the amount of $720,000 for the primary purpose of funding the “Infrastructure Reserve” fund.

2) The Board of Trustees is levying this assessment for the primary purpose of maintaining, repairing and replacing the private water lines and infrastructure servicing Heidelberg Beach in approximately 5 years (2023).

3) This assessment is based on an estimated figure in 2017 dollars provided by the civil engineering firm OHM Advisors. The exact cost of the project will be determined after the detailed design phase, which will be implemented once the “Infrastructure Reserve” fund contains a minimum of $500,000 (estimated to be in approximately 3 or 4 years).

4) If the project cost is higher than estimated, an additional assessment or assessments will be levied.

5) If the project cost is less than estimated, the excess funds collected (or to be collected from those on payment plans) will remain in the “Infrastructure Reserve” fund for future repair or replacement projects.

Further Resolved and Reaffirmed,

1) This “Infrastructure Reserve” shall be collected equally from each of the 48 cottage leaseholders. Therefore, this is an assessment in the amount of $15,000 per cottage.

2) This assessment may be paid in installments. The requested and standard installment is $3,000/year for 5 years (the “Standard Installment”). If you can remit at a faster rate, it will help the community begin the detailed design phase faster and potentially also get the project started faster.

3) The minimum installment is $1,000/year for 5 years and then $2,000/year for the following 5 years. The full $15,000 assessment per cottage must be paid in full within 10 years. Paying at this rate is a privilege extended to existing leaseholders as of the date of the approval of this resolution.

Further Resolved, in accordance with our lease, any transfer of a leasehold interest requires the consent of the Board. If a leasehold interest in a cottage is sold during the time that installments are being collected for that cottage, all assessments due through the year of closing must be paid up to the level that would have occurred by remitting the Standard Installment (the “Make-up Installment”), and the new leaseholder(s) will be required to pay the Standard Installment going forward. The buyer and seller may determine who pays the Make-up Installment, so long as the Make-up Installment is remitted to the Association at closing. In the event this does not occur, the new leaseholder shall assume the remainder of the unpaid assessment. If a cottage is transferred to a family member (due to the death of a leaseholder or otherwise), the minimum payment plan noted above will be allowed to continue.

Further Resolved and Reaffirmed, the “Infrastructure Reserve” may only be used for any or all of the following purposes: maintenance and repair of existing water and storm sewer lines; replacement of existing water and storm sewer lines; addition of sanitary sewer lines and a pump station; road repair or replacement as a result of work done; road repair or replacement as a necessity of age; and/or fees for professional services, such as engineers, consultants, or attorneys, including costs of enforcement and collection of assessments.
Further Resolved, the Association has the right and responsibility to hold funds in reserve for the repair and replacement of the Heidelberg Beach infrastructure.

1) The Board of Trustees shall obtain a Fidelity Bond in the amount of $500,000 covering policyholders (the Association members) against losses from fraudulent acts by the Board. The estimated initial annual cost for such coverage is $294.00 per year.

2) The Treasurer shall segregate the “Infrastructure Reserve” from normal operating funds. Any investment of any portion of this reserve is limited to an account with no risk of capital loss (i.e. savings account or certificate of deposit) and shall require prior approval by the Board.

Further Resolved, once the “Infrastructure Reserve” fund accumulates more than $500,000, the Association will contract with a civil engineering firm to begin the detailed design.

Further Resolved, if at any time, new information comes to light that would change the direction or scope of the Association’s plans, the Board of Trustees shall have the right to reevaluate the Association’s course of action. The Board may respond with a modified plan to address changes desired or required to comply with any federal, state or local law, rule, regulation or ordinance or to address issues that arise during the detailed design phase that might change the planned approach. Any substantial changes to the Association’s plans will be communicated to the members at a community meeting, and unless the change is required by applicable law, rule, regulation or ordinance, it will be put to a community vote.
Board of Trustees Meeting  
Heidelberg Beach Association  
May 19, 2018

Board: Jane Chidester (President), Claudia Springer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Carol Dunkle, Richard Henderson, Jan Peer, Scott Welch

Absent: Barbara Weber, Aaron Hamilton

Called to Order: 2:45 P.M.

Opening Prayer: Rev. Richard Henderson

Approval Vote for prior Meeting Minutes: Tom Eshelman

A motion passed (Welch/Dunkle) to approve the minutes of the September 30th, 2017 Board Meeting.

Real Estate: Mary Chidester

By-Laws Change: Mary proposed by-law changes reviewed by our attorney and emailed them to Board members to review in advance of this meeting. When finalized, the changes will be made available to the membership for review, then voted on at the Annual Meeting.

The overall reasons for making these changes are to officially allow for electronic communications for those that use email, to allow the Board of Trustees to hold telephone or video meetings, and to clarify a few points regarding meetings and voting.

The details follow these minutes as Attachment 1.

Treasurer’s Report: Dick Castele

Dick reported that, at this time, our actual expense for the fiscal year are estimated to exceed the budget by $2000. This is principally due to water charges exceeding budget by that amount. There was a broken water shutoff at one cottage that was not diagnosed and repaired for several months. Dick will apply to the county for a partial credit, but any credit will not be received until the next fiscal year.

Three motions were requested by Dick, and voted on:

1. A motion was made by C. Springer to remove Roger Nehls as an authorized signer on Heidelberg Beach Association bank accounts and replace him with Jack Corrigan. Seconded by C. Dunkle. Jack Corrigan abstained. The motion passed unanimously by the remaining Trustees present.

2. A motion was made by Mary Chidester to authorize Dick Castele to invest the Infrastructure Funds in a Certificate of Deposit at Northwest Bank at a rate and term most advantageous to the Association, in his reasonable discretion. Seconded by S. Welch. The motion passed unanimously by the Trustees present.

3. A motion was made by C. Dunkle to authorize Dick Castele to (i) open an Insured Money Fund Account at Northwest Bank for the portion of the funds in the Associations’ checking account which are not immediately required to satisfy Association liabilities, and (ii) to transfer those funds from the Insured Money Fund into the Associations’ checking account, from time to time, as needed to pay the bills of the Association. Seconded by S. Welch. The motion passed unanimously by the Trustees present.
Business:

- **Tom O’Dougherty Patio**: A plan was approved February 1st, 2018. Building Committee 4-1 in favor, Board email 12-0 in favor.

- **Building Rules Change**: The Building Committee is working on updates to what is allowed regarding patios and cottage setbacks, and a new rule that requires any plans for a coming year to be submitted to Building Committee before end of July of current year.

- **Board members leaving in 2018**: Dick Castele and Barbara Weber.

- **Board members up for re-election**: Mary Chidester and Claudia Springer.

**Annual Meeting**: August 25th (Saturday before Labor Day Weekend)

  9:30 A.M. Coffee & Donuts, 10:00 A.M. Meeting, 8:00 P.M. Ice Cream Social

**Next Meeting**: Saturday, July 21, 2018 at 10:00 A.M.
Attachment 1: 2018 Proposed Changes to By-Laws

Overall Reasons for Changes:

- To allow for electronic notifications to those that receive email.
- To add the ability for the Board of Trustees to hold telephone or video meetings.
- To clarify a few points related to meetings and voting.

Current Language:

IV
Meetings

An annual meeting of the members shall be held on the third Saturday of July in each year, at 2:00 o'clock P.M. at Heidelberg Beach, or at such other time during the month of July or August in each year as the Board of Trustees may determine. At such meeting, Trustees shall be elected, officers and committees shall report, and such other business shall be transacted as may be brought before the meeting.

Special meetings of the members may be called at the direction of the Board of Trustees, the President or the Vice President, or persons holding twenty-five percent or more of the voting power of the members.

A meeting of the Board of Trustees shall be held immediately following the annual meeting of the members, and at such other times as the Board may determine.

Written notice of all meetings of the members, including notice of the purpose of special meetings, shall be given to all members not less than seven nor more than thirty days before such meeting. Written notice of all meetings of the Board of Trustees, except the annual meeting, shall be given to all Trustees not less than two days before each meeting, unless waived.

Specific Reasons for Changes:

- To clarify that the deadlines for announcing meetings are specifically related to the logistics—the date, time, and place.
- The deadlines given have been updated to match the current corporate law (at least 10 days, but less than 60 days).
- To allow notification to be electronic for those that are on email.
- To allow Board meetings to have the option of a phone or video meeting if an in-person meeting is too hard to arrange.

Proposed Language:

IV
Meetings

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Notice of the date, time, and place of all meetings of the members, including notice of the purpose of special meetings, shall be given to all members not less than 10 or more than 60 days before such meeting. Notice of the date, time, and place of all meetings of the Board of Trustees, except the annual meeting, shall be given to all Trustees not less than 5 days before each meeting, unless waived.

Notice of meetings (Annual or Board) may be given electronically to those who are on the Association’s email list. Written notice to those members that need it must be postmarked by the deadlines noted in the prior paragraph.

The Annual Meeting, or other special meetings of the full membership, must be held in person.

Board Meetings may be held in person, or by conference voice or video call.

Current Language:

V

Voting

At all meetings of the members, each sub lot represents one vote (fractional lots have corresponding fractional votes). The single vote (or fractional vote) for each sub lot should be cast by joint agreement of those who have the right to occupy that sub lot, either under lease or other contract.

A quorum shall consist of a majority of sub lots being represented. (There are currently 100 sub lots. A majority—quorum—would therefore be 51 sub lots being represented.)

Specific Reasons for Changes:

- To correct a prior error that indicated 100 voting lots (only 98 voting lots).
- To state explicitly that our custom of printing paper ballots ensures anonymity.
- To clarify that paper ballots distributed by lot is the only method of legitimate voting. A show of hands is not a legitimate method of voting. A show of hands can be used to generally survey those in attendance of the meeting, but no official action can result from a show of hands.

Proposed Language:

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Voting

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A quorum shall consist of a majority of sub lots being represented. (There are currently 98 sub lots. A majority—quorum—would therefore be 50 sub lots being represented.)

At all meetings of the members, to ensure anonymity and an accurate per lot vote, only printed ballots are allowed. Ballots can only be voted by the member or their proxy. If a motion is made during the
Current Language:

IX
Amendments

These By-Laws may be amended or repealed at any annual meeting of the members as long as at least three weeks’ notice has been given to all members indicating the changes proposed. Amendments to the By-Laws, Property Owners Rules and Regulations, and Building Rules and Regulations must pass by a two-thirds majority of the ballots cast in order to go into effect.

Specific Reasons for Changes:

• The wording of the existing rule needed clarification.
• To allow notification to be electronic for those that are on email.

Proposed Language:

IX
Changes to Association Documents

The By-Laws, General Rules and Regulations, and Building Rules and Regulations may be changed at any meeting of the members. The proposed changes to these Association documents must be communicated not less than 21 days ahead of the meeting. The proposed changes must pass by a two-thirds majority of the ballots cast to go into effect.

The communication of the proposed changes may be given electronically to those who are on the Association’s email list. Written notice to those members that need it must be postmarked by the deadline noted in the prior paragraph.
Board of Trustees Meeting  
Heidelberg Beach Association  
July 21, 2018

Board: Jane Chidester (President), Claudia Springer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Carol Dunkle, Richard Henderson, Scott Welch

Absent: Aaron Hamilton, Jan Peer, Barbara Weber

Opening Prayer: Rev. Richard Henderson

Approval Vote for prior Meeting Minutes:

A motion passed (Welch/Dunkle) to approve the minutes of the May 19th, 2018 Board Meeting pending the addition of the proposed By-Laws changes.

Treasurer’s Report: Dick Castele

- There will be a budget surplus of $139 for the 2017-2018 FY.
- In the 2018-2019 FY we will receive a credit to our water bill of $591 for the water leak last Winter.
- Jack Corrigan and Dick met with the bank and achieved the following:
  - Opened an Insured Money Market Fund (earning an introductory rate of 0.75%) and transferred $50,000 from the checking account.
  - Opened a second Insured Money Fund (earning an introductory rate of 1.0%) and transferred the funds collected in the last 2 fiscal years for the Infrastructure assessments ($212,000).
  - Replaced Roger Nehls with Jack Corrigan as the second check signer on the checking account and added Jack as the second signer on the 2 accounts noted above.
  - Set up online access to all accounts.

Real Estate: Mary Chidester

- Orientation was completed for the new leaseholders for 76 Indiana (Chris & Megan Gleason).
- A motion passed (M. Chidester/Welch) to approve the transfer of the lease for lots 75, 76 and 77-A on Indiana Road from Roger C. Nehls, Trustee of the Nehls Family Revocable Trust UAD January 19, 2010 to Chris and Megan Gleason (or as trustees under trust), and to accept Chris and Megan as new members of the Association effective upon execution of the appropriate transfer documents. The President and Secretary of the Association are authorized to execute any and all documents required to effectuate the transfer including but not limited to the termination of the existing lease and issuance of a new lease.
- Orientation was completed for the new leaseholders for 53 Kentucky (Ehren & Julie Green).
- A motion passed (M. Chidester/Welch) to approve the transfer of the lease for lots 53 and 54 on Kentucky Road from William F. Hertzer, J. David Hertzer and Martha L. Hammel, Trustee of the Martha L. Hammel Trust dated December 11, 1995, as Amended and Restated to Ehren and Julie Green, and to accept Ehren and Julie as new members of the Association effective upon execution of the appropriate transfer documents. The President and Secretary of the Association are authorized to execute
any and all documents required to effectuate the transfer including but not limited to the termination of
the existing lease and issuance of a new lease.

Board Business:

- A motion passed (J. Chidester/Corrigan) to present the proposed By-Laws changes (presented at prior
  meeting of the Board) on the ballot at the Annual Meeting. No comments have been received from the
  community.

- Vote to approve slate of Board Nominees.
  - Board members leaving in 2018: Dick Castele & Barbara Weber
  - Board members up for re-election: Mary Chidester & Claudia Springer
  - Nominees for Board terms beginning August 25th, 2018: Don Bratton, Jeff Belmont, Betsy
    O’Dougherty, and possibly one more.
  - A motion passed (Castele/Springer) to accept the slate of 5 with the possibility of a sixth being
    added.

- Funds have been raised for a new basketball goal. It has been ordered.

- A new keyboard has been purchased for use at Sunday worship. Funds will be solicited.

Next Meeting: August 25th following the Annual Meeting.

Adjournment: A motion passed (Welch/Castele) to adjourn (at 11:50AM).
Annual Membership Meeting
Heidelberg Beach Association
August 25, 2018

Opening:

- The meeting was called to order at 10:10 AM. Rev. Richard Henderson opened with a prayer.
- Newcomers were introduced to the community: Chris Gleason, Ehren and Julie Green, Yvonne Theus.
- A motion (C. Springer/W. Hertzer) passed to dispense with the reading of last year’s minutes and approve them.

Membership Roll Call and Distribution of Ballots:

Secretary Tom Eshelman recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2018-2021 and changes to the By-Laws were distributed.

Association members representing 75 lots were present and proxies were turned in for an additional 15.5 lots. Hence, a total of 90.5 lots were represented. 50 lots are required for a quorum.

The roll call spreadsheet follows these minutes as Attachment 2.

Treasurer’s Report:

Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2018). Of the $322,087 total cash assets, $240,463 are infrastructure reserve, $55,399 are reserved for specific reserves and $26,225 are unencumbered. A motion passed (H. Foote/W. Hertzer) to accept the report.

Report of the Nominating Committee:

Jane Chidester presented the slate of nominees for the Board of Trustees for 2018-2021: C. Springer, M. Chidester, J. Belmont, D. Bratton, B. O’Dougherty. There were no additional nominations from the floor. Four Board positions needed to be filled.

Accomplishments and happenings of this last year:

- Jane Chidester presented a tribute and thank you on the occasion of Harvey Foote’s 90th birthday. He was presented with a portrait painted by Mary Border.
- Last fall the Board levied a $720,000 assessment to replace the water lines at Heidelberg Beach. The assessment will be collected in installments over the next 10 years.
- The first year of collecting for the Infrastructure Reserve Fund is complete. There was 100% compliance. There are 29 cottages are contributing at the standard installment rate or higher and 19 cottages contributing the minimum installment.

Open Discussion:

Members asked a range of questions. There was discussion on the mechanics of the lease transfer process. Other questions focused on the high lake level and beach erosion and recycling.
Voting:

- The result of the election of members to the Board of Trustees for 2018-2021 was announced: C. Springer (incumbent), M. Chidester (incumbent), J. Belmont, D. Bratton.

- The proposed changes to the By-Laws were passed. See Attachment 1.

- All ballots were tallied by non-members Ellen Nolan and Barb Irwin. The Board sincerely thanks them for their help.

Adjournment:

A motion passed (R. Herwerden/S. Volk) to adjourn at 10:51 AM.

Respectfully Submitted,

Tom Eshelman
Secretary
Attachment 1: 2018 Changes to the By-Laws

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<td>2/3 + 1 of those present for win</td>
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| Votes Present in Pavilion | 75 |
| Votes Present via Proxy   | 15.5 |
Board of Trustees Meeting
Heidelberg Beach Association
August 25, 2018

Board: Jane Chidester (President), Claudia Springer (VP), Tom Eshelman (Secretary), Mary Chidester (Real Estate), Jeff Belmont, Don Bratton, Jack Corrigan, Carol Dunkle, Aaron Hamilton, Richard Henderson, Jan Peer, Scott Welch

Absent: Aaron Hamilton

Other: Dick Castele (Treasurer), Yvonne Theus

Opening Prayer: Rev. Richard Henderson, 11:02 A.M.

Real Estate: Mary Chidester

- A motion passed (M. Chidester/S. Welch) to approve the transfer of Susann M. Aldrich’s ½ interest in Lot 97 Ohio Road to her sister and owner of the remaining ½ interest, Millicent L. Martin-Shultz.

- Orientation was completed for Yvonne Theus, daughter of David Wilms (61 Kentucky).

- A motion passed (M. Chidester/C. Dunkle) to approve the transfer of the lease for lot 61 on Kentucky Road from David E. Wilms to Yvonne Theus, and to accept Yvonne as a new member of the Association effective upon execution of the appropriate transfer documents. The President and Secretary of the Association are authorized to execute any and all documents required to effectuate the transfer.

Treasurer’s Report: Dick Castele

- See the Annual Meeting minutes for this same date (8/25/2018) for the treasurer’s report.

Business:

- Welcomed new trustees: Jeff Belmont and Don Bratton.

- Elected Officers: Welch/Bratton motion approved to re-elect current slate of officers: Jane Chidester (President), Claudia Springer (VP), Tom Eshelman (Secretary), Mary Chidester (Real Estate)

- Elected Executive Committee: Dick Henderson will replace Dick Castele. The composition going forward is: Jane, Claudia, Tom, Dick Henderson, Mary, Carol, Scott.

- Appointed Treasurer & Real Estate Trustee: Dick Castele (Treasurer) and Mary Chidester (Real Estate Trustee).

- Continued the on-going discussion about the situation with title for Lot #1. Plans were made for three Board members (Don Bratton, Carol Dunkle, Jan Peer) to meet with the Richardsons.

Adjournment: A motion passed (Dunkle/Peer) to adjourn (at 11:51 A.M.).

Next Meeting: September 22nd at 1 P.M.
Board: Jane Chidester (President), Claudia Springer (VP), Tom Eshelman (Secretary), Mary Chidester (Real Estate), Jeff Belmont, Don Bratton, Jack Corrigan, Carol Dunkle, Jan Peer, Scott Welch

Absent Trustees: Aaron Hamilton, Richard Henderson

Adjunct Trustee: Dick Castele (Treasurer)

Opening Prayer: Tom Eshelman 1:05 P.M.

Approval Vote for prior Meeting Minutes:

Real Estate: Mary Chidester

- Report on Bill and Dora Richardson’s Lot 1 title issue.
  - Jan Peer, Don Bratton, and Carol Dunkle met with Bill and Dora Richardson about resolving the title to Lot 1. Bill and Dora are not willing to do any additional legal work to clear up the ownership issues.
  - The leasehold interest in Lot 1 is currently owned by Benson Richardson (1/3), the estate of Neil Richardson (1/3), and the estate of Harvey Richardson (1/3). Benson Richardson has provided a quit-claim deed and an assignment of lease to Bill and Dora which conflict with respect to whether or not the 1/3 interest would revert to Benson Richardson, or his heirs, in the event of a default under the lease by Bill and Dora.
  - Mary discussed the issue with the Heidelberg Beach attorney, Tom Johnson, and explored all options available to the Association with respect to the 1/3 interest being conveyed by Benson Richardson and the remaining 2/3 interest still in the estates of Harvey and Neil Richardson. There is no shortcut available to resolving the other 2/3 interest—the estates must be re-opened and the interest passed to the heirs. The heirs may then transfer their interests to Bill and Dora. If Bill and Dora do not resolve this issue now, their children will have to resolve it later when it is even more complex. A narrow consent to the transfer of Benson’s 1/3 interest as set forth in the quit-claim deed was drafted.
  - A motion (M. Chidester/Springer) passed to consent to the transfer of Benson Richardson’s 1/3 interest in Lot 1 to Bill and Dora Richardson as set forth in the quit claim deed.
  - The Board will send a copy of the consent to the Richardsons along with a letter stating that the remaining 2/3 interest in Lot 1 which remains in the estates of Harvey and Neil Richardson, is their responsibility to resolve.
  - Mr. Johnson will be consulted in drafting the letter.

- The Hertzer/Green closing is scheduled for Sept 27, 2018.
- The Wilms/Theus transfer documents are being drafted.

Treasurer’s Report: Dick Castele
• Dick Castele presented the proposed 2018-2019 Budget and discussed each line item.

• The Board added $500 for beach grooming expenses (which Dean Smith had been donating since Herb Foote’s departure).

• Dick noted that assessments by Erie County are up 46% on two common area parcels (one being the promenade). The budget reflects the resulting estimated tax increase.

• The total proposed budget for 2018-2019 is $41,790. (Prior year budget total was $41,920). A motion passed (S. Welch/J. Belmont) to approve the proposed budget of $41,790.

**Business:**

• In an adjunct meeting on September 3rd, all Building Committee members and Board members (except Jeff Belmont, who was absent) approved the attached plans for an addition to the Volk cottage at 6 Pennsylvania.

• Harvey Foote has agreed to continue to be our snow plowing and lawn mowing contractor.

• Property trees were inspected on September 17th. See estimate and list below.

• A successful season of Pavilion Worship services has concluded. The Christian Work and Worship Committee will be donating money to the Good Neighbor Fund, Firelands Habitat for Humanity, and Second Harvest in Lorain.

• Franklin Sanitation snaked W. Virginia and flushed the hydrant on September 7th.

• Jan Peer will create two signs next summer to be placed on Pennsylvania to indicate the boundary where Norton’s roads meet our property.

**Adjournment:** A motion passed (C. Dunkle/S. Welch) to adjourn at 2:27 P.M.

**Next Meeting:** Saturday, May 18th, 2019 in conjunction with the Heidelberg Beach Reunion weekend:

• 9 A.M. Donuts & Coffee & Beach Clean-up

• 12 P.M. Potluck

• 1 P.M. Board Meeting immediately following Potluck
Attachment 1: Volk Construction Plans

Elevation before (top) and after (bottom):
Attachment 1 (continued)

Footprint Visuals:
Attachment 2: Heidelberg Beach 2018-2019 Winter Tree Work

Estimate is $6,500

Prioritized List for Tree Trimming:

- Root prune maples for girdling problem at SE corner of 62 Kentucky, SE corner of 100 Ohio, and NE corner of 68 Kentucky (leftover from last year)
- SW corner of 25 W. Virginia, remove Sycamore and grind stump (Foote request)
- SW corner of 85 Michigan, trim dead wood (Schuman request)
- NW corner of 93 Ohio, significantly trim (Lukens request)
- SE corner of 73 Indiana, trim 2 dead limbs (Eshelman request)
- 4 other trees that need to have some limbs removed for safety (identified during inspection by Leimeister)
- Trim dead wood out of Siberian Elm at Rt. 6, just west of entrance sign (Leimeister)
- Remove tree W of E Promenade bench (old lightning strike and dying) and grind stump (Leimeister)
Board of Trustees Meeting  
Heidelberg Beach Association  
May 18, 2019

Board: Jane Chidester (President), Claudia Springer (Secretary), Mary Chidester (Real Estate), Jeff Belmont, Don Bratton, Brice Chidester, Jack Corrigan, Carol Dunkle, Richard Henderson, Penny Martin-Shultz.

Absent: Dick Castele (Treasurer), Jack Corrigan, Scott Welch

Adjunct trustee: Dick Castele (Treasurer)

Opening Prayer: Rev. Richard Henderson, 1:20 P.M.

Approval Vote for prior Meeting Minutes:

Motion approved to accept minutes of September 22nd, 2018 Board Meeting (J. Peer/D. Bratton).

Real Estate Report: Mary Chidester

No new business.

Treasurer’s Report: Dick Castele

- **Budget vs. Actual** — Overall there are no significant items to discuss other than the water consumption. It is anticipated that all the account overs and unders will offset each other with a net result of ending the year close to Budget. This assumes we will be billed for 8 mowings for the April to June time frame.

- **Infrastructure Assessments** — As of June 30, 2019 we will have available approximately $326,000 in the Reserve for the future Infrastructure Project. We also will still have approximately $25,500 in an additional reserve to cover repairs to the current system (less the unknown cost of the repair of the April 23rd, 2019 break).

- **Road Reserve** — The balance in this reserve is approximately $48,000 and the funds were invested in a Certificate of Deposit which matured on May 7th. Instead of rolling this CD into a new CD earning 0.60%, the CD was closed and the funds moved into the Money Market account we opened last year which is currently earning 1.12%. We now have ready access to these funds.

- Motion approved to accept the Treasurer’s interim report (the above three bullet points) and to accept the report of the annual audit (see the 2017-2018 tab under “Financials” on the Web site). (M. Chidester/C. Springer).

- Suggestion from the audit report to separate CCWW funds from Heidelberg Beach funds was tabled.

- As of May 18th, we do not know how much we will be billed by Franklin Sanitation for the April 23rd large water main break or how much we will be able to recoup as a water bill credit.

Business:

- The septic tanks were cleaned March 12 & 13, 2019 at a rate of $115/tank, next year’s rate will be $120/tank.

- Suggestion to put 2 signs on Pennsylvania to indicate Norton’s property boundary was tabled.

- Suggestion to buy a buffer strip to the east due to the impending sale of the Brown property will be explored.
• A new procedure was agreed to for annual Board Member replacement: a nominating committee will present a slate of nominees to the Board at the June Board meeting. The number of nominees will be equal to the number of open Board seats. At the following annual meeting the slate will be presented, then the floor will be opened for additional nominations. If nominations are made from the floor, then an election will be held (one vote per lot). If no floor nominations are received, a vote of acclamation will be held.

• Water line issues: Erie County requests that we now inform them of all leaks that we have at Heidelberg Beach. See the “Emergencies” tab on the Web site for the procedure and phone numbers to call.

• A new “Brief History of Heidelberg Beach Infrastructure” summary document was reviewed and approved for distribution to the community and is posted on the Web site. See Attachment 1.

**Next Meeting:** June 22, 2019 at 9:00 A.M.

**Annual Meeting:** July 20, 2019 at 10:00 A.M.

**Adjournment:** 2:53 P.M.
Attachment 1: A Brief History of Heidelberg Beach’s Infrastructure Projects

Written by Jane Chidester, Association President, in the Summer of 2019

Milestones

1930: 2” Byers Iron pipes were laid for water. The water was drawn from the lake and stored in a cistern buried in the sand. The water was treated and then pumped up the cliff to the water lines that ran under each of the roads. To allow gravity to help distribute the water, the lines sloped southward and terminated at the south end of each road.

Date Unknown: 6” and 8” clay pipe was laid for a “storm” sewer in each road. This pipe was probably laid in 1930 at the same time as the water lines because it lies directly underneath the water line in most areas. These clay pipes slope south and drain directly into Fichtel Ditch. This sewer is used for both rainwater run-off and septic tank run-off.

Dates Vary from the late 1920’s to 1950’s: As each cottage was built, a septic tank was placed. There are a few newer tanks, but most were placed before 1960.

Late 1950’s to 1964: After years of high expense and many problems keeping the old cistern system running and safe for drinking, the community wanted to tie into Huron’s public water system. By 1964, a plan was in place and approved by the membership to replace the water lines, add fire hydrants, and add a gravity-based sanitary sewer system. A 3.5% interest loan was secured through the Erie County Commissioners, under the direction of one of Heidelberg Beach’s residents, Paul Reutenik, who was the Financial Administrator for Erie County. This plan was never implemented.

1965: As a stop-gap measure, Heidelberg Beach’s water source was changed to Huron city public water without replacing the private water lines within the community. The plumbing was shut off at the lake side, a connection line was run from the city’s main in Rt. 6 to a newly installed water meter near the Heidelberg Beach sign just south of the Hayman & Warder cottages.

1965 to Present: The 1964 plan was contingent upon Erie County upgrading the lines in Rt. 6 and initially there were construction delays on the part of the county. The new lines were installed by the late 1960’s and Paul Reutenik’s term ended as an Erie County Commissioner. Then time just continued to pass. It is unknown why the Board of Trustees, the county, and the community did not follow-up on implementing the full plan.

Dates Unknown: Over time, more tweaks and fixes were made to the water line to reduce the rusty brown water due to stagnation and address the water pressure problems. Some of the lines were connected to simulate circuits. This allowed the pressurized water not to sit still at the end of each water line as had been the case.

At some point, the new water meter was moved to the south end of W. Virginia Road, in the grass south of Willowdale Drive.

A few manholes were added over the years to access the pipes. It is unclear what this access provided or what actions were taken as a result.

1985: Until this point the only fire hydrant for the neighborhood was up at Rt. 6. A new 8” line was run from our internal water meter at the south end of W. Virginia to the playground area, where a second water meter was installed along with a fire hydrant.
2000-2010: The makeup of the year-round residents started evolving—some moved, some passed away, some made Heidelberg Beach their new home. While some outside contractors had been used in past years, to this point, much of the repair work had been done by the generations of Heidelberg Beach residents who had the knowledge and equipment to do it.

2010-Present: While there were sporadic issues all along, in about 2012, problems started arising more frequently. 2014 was a particularly cold winter, and that increased the pace of problems for a year or two. For three years (February 2014 to February 2017), there were 9 repairs, averaging one repair about every 4 months.

During these years, the help of outside contractors was used more. The contractors gave us further insight into the current state of our system, the state of the county and government entities that oversaw public health, and the situation we were in.

2015: With the increasing frequency and severity of the leaks and breaks, the Board of Trustees reopened the discussion about infrastructure and what the Board should be doing to protect our members, be in compliance with standards and regulations, and fulfill our responsibility to the community.

The Premise: The folklore for years was that “money was out there” to help us. We would never have to pay for a new system ourselves. When Erie County “made us” do it, they would also pay for it—so we should just “wait.” The corollary to this stance was always that there was no need to save money. We wanted to “look poor” to get all grant money possible and the project would be paid for by someone else anyway.

The Beginning: With this premise, the Board decided that it was time to try to “find the money,” pick up the ball that was dropped in the 1960’s, and proactively consider getting our aging 85-year-old system replaced.

With the help and connections of an Association member who was a career property developer, Jeff Springer, the Board started to do research. Jeff Springer and Jane Chidester (current President of the Association) consulted with all of those in the community who might have any information. Jeff reached out to engineering firms to gauge ability and interest in creating a Feasibility Study for us. (Note, that in infrastructure nomenclature, this is akin to creating a Grant Proposal in other industries. The primary purpose of this document is to “shop for money.”) Jeff and Jane narrowed the field and made a recommendation to the Board to contract with OHM Advisors, which the Board accepted and approved.

Why OHM? The engineers from this firm were the engineers for the City of Huron and regularly worked with Erie County officials on a range of related projects. They had a pre-existing working relationship with the people that would be involved in our project. Also, and not insignificantly, a Kramer family member worked at OHM and oversaw the engineers who were working for us. The work done for us far exceeded the price we paid.

The Strategy: OHM surveyed Heidelberg Beach, made drawings, did topological studies, and assessed our current situation.

The solution OHM suggested was to have our new infrastructure become a public system and therefore, become Erie County’s responsibility. As such, this plan needed to meet all the city, county, state, and federal codes for compliance. It was the Board’s hope that
after going through this major upheaval, we could turn over all future maintenance of our infrastructure to the county.

Since it was our premise that the cost for a public system would be free or very low-cost to us, this was the strategy we took. Also, in the spirit of all “Grant Proposals,” the cost was estimated high with the expectation we may not get all the funds we were asking for.

Roughly, for the entire project, the estimate was $2.3 million dollars.

2016: With the completed Feasibility Study in hand, OHM, Jane Chidester, Jeff Springer, and the Board set to work on finding the money.

OHM made presentations and submitted applications. Board members attended meetings with the Erie County Commissioners and other agencies that oversaw water and sewer projects. For good measure, we also shopped for loans at local and commercial banks.

In May 2016, Heidelberg Beach was granted a $900,000 EPA low-interest water line loan. Unfortunately, we discovered the money had to be given to and administered for our benefit through Erie County—and the county was unwilling to do this. They refused the funds.

The Bottom Fell out of our Plan: Put simply, through this process, we learned that our premise was completely wrong. Because Heidelberg Beach is a private property, Erie County will never let us have access to any grants or loans from outside agencies like the EPA or USDA. It is the firm policy of Erie County to not assist homeowners or private communities with this type of large-scale infrastructure effort. The County does, at times, assist in much smaller and narrower ways, with individual homeowners who meet certain low-income criteria. And finally, even if we paid for this outright and built to public standards, it would be difficult, if not impossible, to get the county to take over the maintenance responsibility.

The Board Re-Grouped: Because commercial loans are complicated to get, interest rates are high, large down-payments are required, and repayment schedules are short, the Board concluded the best course for Heidelberg Beach was to pay for it ourselves and save as aggressively as possible. OHM re-estimated the project as an internal, private system that we will maintain.

Roughly, for the entire project, the estimate was $1.8 million dollars. $700,000 for a water line. $800,000 for gravity sanitary sewer. $300,000 for storm sewer.

Determining the Assessment Structure: Since Heidelberg Beach now had to pay for this, the Board evaluated how to assess it.

The three standard ways to collect money for an infrastructure project are (1) based on property value, (2) based on front footage, or (3) based on “taps.” After a summer of discussion and feedback, the Board enacted option (3), an equal sharing of the cost between existing cottages. Any new cottages built in the future will have to pay a “tap in” fee equal to what the existing 48 cottages have paid. See the full Assessment Methods Summary for more details.

2017: At the summer Annual Membership Meeting, the community voted to move forward with the replacement of the water lines. Then at the Board’s fall budget meeting, the Board levied a new assessment of $15,000 per cottage ($720,000 total) to be collected over 5 or 10 years, depending on the assessment level chosen. See the 2017 Binding Resolution of the Board for full details.
The installment distribution is as follows:

- 13 cottages chose an accelerated installment ($5,000 or greater, collected in 3 years or less)
- 16 cottages chose the standard installment ($3,000 collected in 5 years)
- 19 cottages chose the delayed installment ($1,000 collected for 5 years, then $2,000 for 5 years)

**2018:** A water main connection to a cottage failed and leaked for about 4 months before it was found and fixed. Continued to collect funds for the Infrastructure Reserve.

**2019:** Another cottage’s water main connection failed and leaked for about 4 months. Major water line break in April—and currently pursuing at least two other problems. Still collecting funds.

**Expected 2020-2021:** The target of $500,000 in savings should be reached. The Board will set up open community meetings with an engineer, contractors willing to consult, and anyone and everyone in the community that can share experience and expertise, to begin the detailed decision-making process.

**Follow-on Insights**

The two most painful aspects of this three-year investigation are not understanding why the effort to replace and upgrade our system did not continue after the community voted to do so in 1964—and why the years of folklore got the facts so wrong.

**Why did the 1964 effort fail?** As we learned in the 2016 meetings with Erie County officials, it is not standard practice to fund or administrate projects for a private community like Heidelberg Beach. We laid the lines we use, under the roads we maintain, and in the County’s view, they are our lines to maintain. There are very rare instances where the County will financially participate with a person or community. The most probable scenario is if the person or subdivision is cited for EPA violations. If Erie County administers a loan, they are bound to repay it. A few years ago, Erie County helped Beulah Beach fund a pump station, but many residents defaulted and did not pay, which left Erie County on the hook for that money. This closed the door permanently for other private communities seeking Erie County’s help.

The best guess at explaining why beach members thought getting outside funding was even a possibility was probably because of Paul Reutenik. We now believe that Paul Reutenik’s time as an Erie County Commissioner in the 1960’s was not just helpful in moving the effort along—it was the only thing.

**The Misunderstood Process and the Mistaken Folklore:** It was also not understood that Heidelberg Beach was so beholden to needing the County’s help in receiving outside grants or low-interest loans. The EPA and other agencies do not work directly with private communities or Homeowners Associations—they only work with municipalities. The Association members who had connections to these government agencies from their career experience, knew these agencies had money to allocate, but did not understand that it required Erie County’s administration. As pointed out above, Erie County does not designate money or facilitate infrastructure projects for private homeowners or private communities.

Then there was the folklore. It was ardently believed that there were no sanitary lines at Rt. 6 to connect to. It was also believed that the Huron Processing Plant did not have the capacity to
process our sewage. Despite the evidence and facts, these notions were still hard to dispel in 2015 because the myths had been passed around for years with such “authority.”

Also, in a community mainly comprised of farmers and ministers, “subsidies” were a way of life. It was easy to believe, and the community wanted to believe, that someone else would pay for this.

Finally, there were and are many differing opinions on “how bad” our current system is. We know things were considered “so bad” with the system 30 years after its initial installation that the community took active measures to replace it in 1964.

Logic dictates that at 89 years it is time to look seriously at replacing our system, but emotions still run high. Just 3 years ago no one had any idea what we faced and how much it was going to cost. Most of the cottages at Heidelberg Beach are passed down generationally, so having ample resources to face a crisis like this is not a given. This was a true shock to everyone. No one was happy to learn we have this huge unexpected cost, but it is particularly difficult for those with very limited means.

**Known Water Line Issues**

- The water main is greatly undersized with 2” lines. The current standard is 8”.
- The water main was laid at a time when water was drawn from Lake Erie, so the layout and design focused on that.
- Plumbing standards have changed dramatically in the last 89 years. Switching the water source from the lake to municipal water without laying new lines created many problems throughout the years.
- To do repairs on the water lines, or repairs at the connections to an individual cottage, we must shut off the water to the entire neighborhood. We can only do this by shutting the main valve by Rt. 6—which we are technically not supposed to be using because it is owned by the county. We cannot use our own internal shut-offs because they don’t fully stop the water flow because of our hopscotch of pipe connections. Hence, the new system must be designed with logical shut-off sections.
- We still only have one fire hydrant for the entire neighborhood, and it makes it hard for members to get good home insurance coverage.
- The lines are very fragile now. The iron has degraded and rusted, especially in the roads that used the acidic cinders from the neighboring farm’s furnace to line the ditches. The pipes are filled with pinhole leaks—only being held together by the compacted clay around the rusted-out pipe. The pipe is so weak that anytime we touch it to make a fix, we generally create another leak.
- Cottage owners’ faulty exterior water valve shut-offs have been a constant source of leaks and problems over the years.
- The water system does not meet Erie County Building and Health Department codes.

**Known Sewer Line & Septic Issues**

- Most of the septic tanks tie directly into the storm sewer (no treatment or leach field).
- Output from the storm sewer (and thus septic tanks) flows directly into Fichtel Ditch, and then the lake.
- Many septic tanks are undersized for a cottage’s occupancy.
- The septic “system” (which is not really a system) does not meet Health Department codes.

**Things to Keep in Mind in Design**

- Try to minimize disruption as much as possible. Possibly use small circuits or a double system.
- The Association owns the following easements widths. A new system would have to work within these boundaries or new easements would have to be negotiated.
  - 6’ down the tree line pathways
  - 16’ Pennsylvania Road
  - 20’ W. Virginia, Kentucky, Indiana, Michigan, and Ohio Roads
  - 30’ Willowdale Drive
  - 40’ Entrance to Willowdale across bridge
- 8’ is standard water line size, 6” could possibly be used in some places. Fire hydrants require 8” line.
- The Erie County water line down Rt. 6 is an 8” line. No current plans for upgrade.
- The Erie County sanitary line down Rt. 6 is pressurized (not sure of dimension).
- Heidelberg Beach will need a pump station (could be “underground” up near Rt. 6).
- See the Septic Tank Directory to know where all of the tanks are located, some are in pathways.
- A storm line crosses the tree line pathway easement: 8 Pennsylvania to between 24 & 25 W. Virginia.
- Areas of bad drainage:
  - 60 Kentucky
  - 79 Indiana (street area)
  - 79 Indiana (path side)
  - Between 67 and 64 Kentucky
  - Between 8 and 10 Pennsylvania
  - Between 19 and 22 W. Virginia
  - South end of Michigan by pine trees
  - Hillside weeps across Willowdale by the Tennis Court
  - 59 Kentucky (north)
  - North of 92 Ohio
  - East of 94 Ohio
  - South of 89 Michigan
Board of Trustees Meeting  
Heidelberg Beach Association  
June 22, 2019

Board: Jane Chidester (President), Claudia Springer (VP), Tom Eshelman (Secretary), Mary Chidester (Real Estate), Jeff Belmont, Jack Corrigan, Carol Dunkle, Aaron Hamilton, Richard Henderson, Jan Peer

Adjunct Trustee: Dick Castele (Treasurer)

Additional Guests for Yard Waste discussion: Dean Smith, John Macko

Absent: Scott Welch, Don Bratton

Opening Prayer: Tom Eshelman. 9:09 AM

Approval Vote for prior Meeting Minutes: Not voted on — will vote on at next meeting.

May 18, 2019 Meeting Minutes


Treasurer’s Report: Dick Castele

- We are running a $1500 deficit for the current year, due to water leak problems. Some of that will be recouped via appeals to the county. (Update since the meeting: final mowing invoices have been received and the deficit now approximates $2,400 for the fiscal year.)

- A motion was approved (J. Corrigan/M. Chidester) to segregate the funds of the Council on Christian Work and worship in a separate checking account, and to include CCWW, Boat House, and Tennis Club funds in the annual IRS filing.

Business:

- A motion was approved (J. Belmont/J. Corrigan) to continue to pay Fred Yost $20/week to remove sticks, twigs, and yard waste that is deposited on a trailer parked by the dumpster. Ayes 9, Noes 1. (The current guidelines will continue in force: all twigs, sticks, and yard waste should be taken to the trailer by the dumpster as there is no longer an east beach burn pile, and there are no other designated dump areas on the property. Yard waste should be in biodegradable bags.)

- While Harvey Foote is recuperating, a motion was approved (J. Belmont/A. Hamilton) to hire Josh Kolesch to mow two times and to be paid $450 and $600. Jeff Belmont will contact another mowing firm as well for an audition after Josh Kolesch. Fred Yost already did a mowing for $450 and estimated that he would charge $600 for future mowings which include hand mowing and weed-whacking.

- A motion was approved (T. Eshelman/J. Belmont) to accept the report from the nominating committee: Jack Corrigan and Dick Henderson (incumbents), Brice Chidester and Penny Martin-Shultz (new members). It was decided that the secretary will prepare and distribute ballots as usual showing these four names and blank lines in case there are floor nominations.

- General Rules discussion: A. Hamilton and R. Henderson will work on a new draft that condenses the rules document to a single legal-size page. It will be emailed to Board members for comments prior to a discussion at the next Board meeting.

Adjournment: (C. Dunkel/A. Hamilton). 11:23 AM.
Next Meeting: Annual Meeting: July 20th @ 10 AM at the Pavilion. Board Meeting to follow.
Annual Membership Meeting  
Heidelberg Beach Association  
July 20, 2019

Opening:

- The meeting was called to order at 10:05 AM. Rev. Richard Henderson opened with a prayer.
- A motion (M. Chidester/J. Greene) passed to dispense with the reading of last year’s minutes and approve them.

Membership Roll Call and Distribution of Ballots:

Secretary Tom Eshelman recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2019-2022 were distributed.

Association members representing 69 lots were present and proxies were turned in for an additional 8 lots. Hence, a total of 77 lots were represented. 50 lots are required for a quorum.

The roll call spreadsheet follows these minutes as Attachment 1.

Treasurer’s Report:

Dick Castelle presented the summary of the finances as of the end of the fiscal year (June 30th, 2019). Of the $430,831 total cash assets, $349,131 are infrastructure reserve, $55,740 are reserved for specific reserves and $25,960 are unencumbered. A motion passed (J. Macko/B. Chidester) to accept the report.

Report of the Nominating Committee:

Four Board positions needed to be filled. Jane Chidester presented the slate of nominees for the Board of Trustees for 2019-2022: Jack Corrigan (incumbent), Dick Henderson (incumbent), Brice Chidester, and Penny Martin-Shultz. Brice and Penny spoke briefly to introduce themselves. There were no additional nominations from the floor. A motion was approved (J. Belmont/C. Springer) to close the nominations. A motion was approved (Char Schuman/D. Bratton) to accept by acclamation our full slate (Jack Corrigan, Dick Henderson, Brice Chidester, and Penny Martin-Shultz) to the Board.

Accomplishments and happenings of this last year:

Jane Chidester (President) highlighted three items in her summary remarks.

In partnership with the Ohio Department of Natural Resource’s Office of Coastal Management, the Lake Erie Shore Erosion Management Plan (LESEMP) is being developed as part of an ongoing effort to assist property owners along the Lake Erie coast by providing free technical assistance to address erosion issues. The Board intends to seek their counsel and evaluation so that we can make a good long-term plan on how to protect ourselves now, and for the future.

A new document shows a historical timeline of Heidelberg Beach’s infrastructure milestones. This will be a good reference for use in starting to design the new water system. The Board still expects that planning will begin in another two or three years. For now, we are just continuing to build up the reserve fund.

The Board has started a review of the General Rules. The Board plans to pursue a category-oriented style and will keep the most relevant information to a simple one-page format that can printed and laminated for everyone to hang in their cottages. The plan is also to create a companion document that
would more fully explain the reasons for the rules and explain the administration of our Association. Aaron Hamilton and Dick Henderson are leading this effort and welcome input.

**Open Discussion:**

Jane Chidester: due to the lack of a burn pile, this season we are collecting yard waste in bags, collecting sticks in a pile, and collecting both of these down by the dumpster. Feedback is welcomed.

N. Lukens: we need signage or something to discourage climbing the eroded banks on the east end of the beach.

N. Lukens: how long until the shore erosion recommendations are received?

B. Chidester: will contact the LESEMP and serve as our point person.

H. Foote: sandbags were used in 1986 to save the boathouse from erosion.

C. Springer: sand is eroding, not actual dirt base. Climbing on the eroded banks is treacherous.

E. Greene: expressed concern that we don’t recycle.

J. Chidester: cost would double to obtain a recycling bin.

J. Peer: is providing an unofficial recycling service currently. Users must follow the guidelines.

J. Belmont: speed limits must be observed.

**Adjournment:**

A motion passed (J. Belmont/P. Martin-Shultz) to adjourn at 10:40 AM.

Respectfully Submitted,

*Tom Eshelman*

Secretary
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<td><strong>Needed for Quorum</strong></td>
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**Quorum Present**

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<td><strong>Votes Present</strong></td>
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<td><strong>2/3 + 1 of those present for win</strong></td>
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<td><strong>Votes Present in Pavilion</strong></td>
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<tr>
<td><strong>Votes Present via Proxy</strong></td>
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Board of Trustees Meeting  
Heidelberg Beach Association  
July 20, 2019

Present: Jane Chidester (President), Claudia Springer (Secretary), Mary Chidester (Real Estate), Jeff Belmont, Don Bratton, Brice Chidester, Jack Corrigan, Carol Dunkle, Richard Henderson, Penny Martin-Shultz.

Absent: Scott Welch (VP) and Aaron Hamilton

Adjunct trustee: Dick Castele (Treasurer)

Call to order: at 10:45 with prayer by Richard Henderson.

Business:

- Election of officers for the coming year by a unanimous vote:
  
  Jane Chidester (President)  
  Scott Welch (VP)  
  Claudia Springer (Secretary)  
  Dick Castele (Treasurer)  
  Mary Chidester (Real Estate)

- Welcome new Board members: Brice Chidester and Penny Martin-Shultz.

- Approval of minutes for May 18, 2019 and June 22, 2019, moved by Belmont/Dunkle, passed unanimously.

- The Board set the next meeting date to discuss the Budget for August 17, 2019, 10:00 at the Pavilion.

Discussion:

- The Board discussed information already available from the Lake Erie Shore Erosion Management Plan at http://coastal.ohiodnr.gov/erosion and appointed a committee to research actions to prevent further beach erosion and to report back to the Board at the next meeting: Jeff Belmont, Brice Chidester, Penny Martin-Schultz.

- The Board discussed the problem of slippage along the east end of the Promenade bank and assigned Claudia Springer to talk to Jan Peer about making caution signs for that area, warning people to stay away from the edge where erosion has undercut the bank, and to post yellow caution tape.

- Jane Chidester reported that we have had two “auditions” and received two subsequent bids for lawn maintenance for next season: Josh Kolesch and Fred Yost have each mowed twice and expressed a willingness to do the work at $600 per mow for mowing and some trimming. Jeff Belmont and Jane Chidester each reported that they contacted another mowing company that did not want to enter a bid. In June Jane contacted a 4th lawn service, Firelands Lawn, who said they could not come out until later in the season to give us a bid. Jeff Belmont called them back and they will be coming to meet with Jeff and walk the property this coming Saturday.

The Board left the matter in the hands of Harvey Foote to indicate how much he wants to mow and for how long before the Board takes any further action. Carol Dunkle will approach Harvey Foote about this matter, and the Board will revisit land maintenance at the budget meeting.
• Jeff Belmont volunteered to explore switching to Cyclone Waste Management and finding out the cost of an 8-cubic-yard dumpster, emptied once a week off-season and twice a week during the summer months. Jeff will also ask if Cyclone does any recycling. Jane Chidester will investigate recycling for the summer months through Republic Services, our present contract. In the meantime, Jan Peer has provided information about the recycling program offered through Erie County. Information can be accessed at http://www.eriecountyrecycles.org/ or by contacting Jan. Jane will ask Peers to consider monitoring the dumpster contract.

• Dick Henderson reported that he and Aaron Hamilton are moving forward with an edition of the rules and will have some suggestions in time to present them at the next annual meeting.

Motion to adjourn: (Brice Chidester/Carol Dunkle) The meeting was adjourned at 11:17.

Respectfully Submitted,

Claudia Springer
Secretary
Board of Trustees Meeting
Heidelberg Beach Association
August 17, 2019

Present: Jane Chidester (Pres.), Scott Welch (Vice Pres.), Claudia Springer (Sec.), Mary Chidester (Real Estate), Don Bratton, Brice Chidester, Jack Corrigan, Carol Dunkle, Aaron Hamilton, Richard Henderson, Penny Martin-Shultz

Absent: Jeff Belmont

Adjunct trustee: Dick Castele (Treasurer)

Call to order: 2:02 PM, prayer by Richard Henderson

Motion passed to approve the minutes of the July 20, 2019 meeting (Welch/Dunkle)

Real Estate: Mary Chidester: no new action

Budget report: Dick Castele:

Board discussed the budget draft for the coming year distributed by email before the meeting.

1. Dick chooses whether to file a corporate return or a HOA return based on the impact of taxes on our financial picture. The budget is based on a HOA status.

2. The refuse collection budget will stay the same. Jeff Belmont contacted another refuse collection company (Cyclone), even since the report at the last meeting, and the price from Republic is still the best.

3. A water credit for the leaks last year came in to offset the higher bills in the previous year’s budget, but the overall average for several years past indicated that $8,300 should be enough.

4. The road reserve stands at $48,142, and the Board decided to keep in the $1,000 per year to keep up with rising costs in case of road replacement.

5. Discussion of the cost of outdoor lighting included a need to keep the post lights on through the night and a reminder to encourage individual cottage outdoor lighting to help discourage vandalism.

6. The budget includes 17 mowings at the price Harvey Foote has been charging and 10 mowings at a higher price, allowing for the possible necessity to bring in others to mow as needed. Two contractors have used $600 per mow as their bid. A bid from Firelands Lawn and Landscape came in at a higher price.

7. Grounds maintenance costs include costs incurred by Dean for fuel used to rake the beach and regrade on occasion for us. The rest of the costs in this category reflect the price set by Fred Yost for disposal of yard waste and some seasonal clean-up. In order to keep the cost down, Dick Henderson volunteered to recruit a team to do the spring clean-up of the entrance areas, reducing that budget by $350.

8. The $350 saved in the grounds budget will be reallocated to the Social Committee for Association-wide events, such as the ice cream social, hot dog roasts, and the spring potluck on Work Day. Moved and passed (Springer/Welch)

The Board unanimously approved the budget with the discussed amendments (Welch/ Martin-Shultz).
Mowing: after a short discussion, the Board decided to continue with Harvey Foote for the rest of the season, allowing Harvey the discretion to decide if he needs extra help. The Board discussed the difficulties of splitting up the contract and decided to leave current arrangements in place. Passed unanimously (Corrigan/Martin-Shultz).

Annual financial review: Jack Corrigan reported that he has all the necessary documents to go ahead with this action.

Beach Erosion: Brice Chidester, Jeff Belmont, and Jane Chidester met with Jason Trapp, an engineer for the Office of Coastal Management of the Ohio Department of Natural Resources at our beach to examine the status of erosion and to advise on possible remediation. Brice provided an executive summary of the results of the meeting (see Attachment 1 for the full report), which served as the basis for the Board’s discussion.

4. Trapp said that water levels will most likely fall for the next six months, but after that, the ODNR has no prediction.

5. He also said that our beach is in better shape than many he has seen, and that our available reservoirs of sand in dunes up against the slope can be repositioned as needed, particularly in replenishing the beaches between the two piers.

6. Trapp suggested three possible short-term strategies. (1) Move the shed at the top of the east slope away from the edge to protect it from possible slippage. (2) Apply for permits to reposition the fallen tree parallel to the shore to break up wave action and protect the shore. The trees that have floated in from the lake and which have been positioned this way have protected us from erosion already, but the fallen tree requires a permit to move it. (3) Apply for a permit to bring in rocks or concrete to protect the shore end of the east pier in the event that the water rises to cut through the sand barrier up against the bank, endangering the pier’s stability.

7. Trapp addressed bank erosion between the east pier and the Brown property. Revetments could protect this area from damage, but the cost of $1,500 to $3,000 per foot of shoreline protected makes this an expensive proposition. Since the water levels will be going down in the next six months, Trapp recommended waiting and watching. Our trees seem to be in good shape, and the bank at this point seems to be holding. Trapp differentiated the sand erosion near the east pier, which is technically “scarping,” a natural cycle of beach replenishment and erosion, from bank erosion, which is damage to the cliff face.

The Board thanked Brice for his clear summary and moved to apply for the appropriate permits to move the fallen tree to a position parallel to the shore on the east end of the beach property and to fill between the shore end of the east pier and the bank with rocks or concrete (Dunkle/Hamilton) in order to be ready if these actions are necessary.

General Rules: Aaron Hamilton and Dick Henderson reported on progress on updating language and condensing the general rules to a one-page document. They are working on a draft to be emailed to Board members by Labor Day. Board members will respond by email to help them further refine the draft.

Next meeting:

- Saturday, May 16, 2020
- 9-12 Clean-up day
- Lunch at the Springer house after work
• 2:00 Board meeting

Motion to adjourn: 3:28 PM (Welch/Dunkle)

Respectfully Submitted,

Claudia Springer
Secretary
Jason Trapp, an engineer from the Office of Coastal Management of the Ohio Department of Natural Resources came out to Heidelberg Beach for a site inspection on Thursday, August 15., along with Brice Chidester, Jane Chidester, and Jeff Belmont from the Heidelberg Beach Board. This report summarizes his findings.

Executive Summary:

- Overall, he said that we are in much better shape than many beaches he has seen, and we have a large reservoir of sand up against the slope. He did not see any urgent issues that required emergency action from his perspective.
- He suggested moving the shed away from the edge of the slope and applying for a temporary permit to extend the east groin (pier) back to the slope, because if the lake breaks all the way around the back of the groin, it will be structurally compromised.
- The erosion to the area between the two groins is primarily to sandy dunes, part of the natural beach cycle and not a concern from his perspective.
- The erosion to the far east end of the property is more significant, but the cost of protecting it must be balanced against the impact of the erosion.
- The most cost-effective over time option to protect against erosion is building a revetment, which would essentially be extending the rock wall on the Brown property. The average going cost for this is $1500-$3000 per foot of beach protected.
- The lake levels are expected to decline over the next 6 months, and we cannot predict what will happen next year yet.

There are two separate areas of erosion of concern to the Heidelberg Beach community. The first is the bank erosion at the east edge of the property, next to the Brown property. Mr. Trapp said that this is definitely erosion of land, and may continue if water levels stay high. Aside from any wave breaking measures, he recommended moving the shed away from the edge of the slope.

The second area of erosion is the “scarping” occurring at the east end of the main beach. Scarping is erosion of a hillside to a vertical face. Mr. Trapp said that this is happening primarily to built-up sand dunes, and while he understands that it can be difficult to see when we are used to the way it appeared before, it is a normal part of beach lifecycles, and he did not recommend putting anything in front of that because that sand is naturally distributed over the beach to replenish sand lost to the lake.

He said that bringing in sand for the beach is likely not cost effective, since it would take about 800 tons of sand to get an additional foot of beach from groin to groin.

He said that if we want to do something to prevent the erosion on the far east end of the property, the recommended option is revetments, which would essentially mean continuing the rocky barrier on the Brown property westward. These generally cost between $1500-$3000 per foot of beach protected, meaning if we wanted to protect 100 feet, we would be looking at $150,000 to $300,000. He said any kind of wall (concrete blocks, etc.) is generally ineffective, because it is resting on sand, and once the sand is pulled out from underneath, the entire structure is compromised and generally fails quickly.

In regards to permits, there are two agencies that must approve work along the beaches. For any work done that extends past the normal high waterline (which is about 8 inches below the current waterline), the US Army Corp of Engineers. All work done on the beach above or below the waterline must be approved by the ODNR. There are temporary permits available that can be approved in about a month currently.
He suggested we may want to apply for two temporary permits. One in case the water breaks behind the east groin (The pier on the east end of the beach), which can compromise the integrity of the structure, that would allow us to extend that groin back to the slope. This could either be with concrete or large rocks. The other is for moving any tree trunks parallel to the water to provide a breakwater. He mentioned that the trees (like the logs there currently) can help protect the beach sand from erosion, so if we wanted to (for instance) move the tree that has fallen in the water over to the beach, we should technically apply for a permit for this. He said that moving these trees away would not require any additional permitting.

He said that the slope looks good with mature trees, and that we should not mow the plants down low on the slope. Those will help keep the slope intact. He said that cutting back the plants should be done in late spring to keep good root structure there over the winter and early spring. We should get rid of any vines on the trees, as they can kill the trees.

Overall, his recommendation was to see things look next year and what the water levels look like before undertaking any major projects. He did recommend starting a shoreline preservation fund for any projects that might come up (like extending the east groin). He said we could definitely regrade the dunes that have experienced scarping and use that sand elsewhere on the beach. No permit is required for that.

He said that we are much better off than many beaches he has seen, and we have a significant reservoir of sand on the beach. He said that most of the sand is still there, it’s just underwater because the lake is so high. No irreversible damage has been done on the area of the beach between the groins - the sand has moved around, but it is all part of the beach and part of the natural cycle of the lake. The erosion to the east bank is more of a concern, but we have to balance the cost of protecting it against the impact of losing some of the bank & land above.

Brice Chidester

Relevant Articles from the [ODNR Office of Coastal Management](http://www.ohiodnr.gov/Coastal):

Ohio Lake Erie Shore Erosion Management Plan—Reach 05: Old Woman Creek to Joppa Road

Causes of Erosion: Surface and Ground Water