

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 attached for the full report), which served as the basis for the Board's discussion.

1. Trapp said that water levels will most likely fall for the next six months, but after that, the ODNR has no prediction.
2. 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.
3. 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.
4. 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

Report on the ODNR Coastal Management Engineer Site Visit to Heidelberg Beach on August 15, 2019

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](#):

[Ohio Lake Erie Shore Erosion Management Plan—Reach 05: Old Woman Creek to Joppa Road](#)
[Causes of Erosion: Surface and Ground Water](#)

8/17/19

HEIDELBERG BEACH ASSOCIATION
APPROVED BUDGETED OPERATING EXPENSES
For the period July 1, 2019 through June 30, 2020

	Approved Budgeted Expenditures '17 - '18	
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Operating expenses:		
Street Lights	700.00	prior year actual was \$694
Mowing	14,160.00	17 mowings / leaf mulching at \$450 per mow plus sales tax of 6.75% 10 mowings / leaf mulching at \$600 per mow
Road Reserve	1,000.00	prior year was \$1,000
Grounds	3,500.00	\$500 for beach maintenance; \$1,500 for spring/storms cleanup; \$1,000 for fall cleanup of bank, creek and woods; \$500 yard waste hauling
Trees	6,965.00	prior year actual was \$6,965
Water	8,300.00	used 3 year average of \$8,526 rounded; prior year actual was \$9,435 after credit
Snow Removal	500.00	used 5 year average of \$490 rounded; prior year actual was \$427
Refuse Collection	2,850.00	pickup 2x per week for 6 months, \$300 per month; pickup 1x per week for 6 months, \$175 per month.
Communication	0.00	this cost is donated
Postage, office supplies, etc.	0.00	this cost is donated
Membership goodwill	350.00	
Insurance	2,300.00	prior year actual was \$2,213
Legal	750.00	prior year actual was \$795
Prior year income taxes	370.00	tax on interest income @30%
Common Property RE Tax	7,100.00	prior year actual was \$7,049
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Total operating expenses	48,845.00 =====	prior year budget of operating expense was \$41,790

Other financial items to consider:

Costs for the spring cleanup of the entrance landscaping will be taken partially from the "Grounds Reserve" (\$636 available)
Funds for the annual snaking of the West Virginia sewers will be taken from the "Infrastructure Reserve"