

# SandscribeS

Heidelberg Beach  
Vermilion, Ohio

November 27<sup>th</sup>, 2014



## Grateful for our 90<sup>th</sup> Season Together

As we close out our 90<sup>th</sup> Season together, we'd like to give thanks to everyone for making Heidelberg Beach the special community that it is.

Many, many, grateful thanks to those who give their time so generously for the administration and upkeep of our property, and for the planning of our Pavilion and Social events.

Winter has certainly set in quickly! We wish everyone a safe and happy season. See you in 2015!

*Jane & John*

## Condolences to the Leitch/Castele Family

Dick Castele's (92 Ohio) mother passed away on October 22<sup>nd</sup> after a long illness, at the age of 84. Our sympathy and prayers go to Carolyn & Dick, and the whole Castele family.

## Concerns for the Belmont Family

Gordon Belmont (64 Kentucky) took a bad fall that required a partial hip replacement. His recovery is slowed by other health complications, but we are grateful to hear that he is improving. Our thoughts and prayers go to Mary Lou, Jeff, Judy, and their families.

## Welcome New Association Members!

We'll have to get some pictures taken next summer—but we wanted to welcome the new leaseholders voted into Heidelberg Beach Association membership at the November 8<sup>th</sup> Board meeting. The online Membership Directory has been updated with all of their information.

- Dale Montgomery and Sherry Vitti (children of Gayle Montgomery) are now the leaseholders of 27, 28-south W. Virginia.
- Jeff Belmont, Judy Destro, Ella Davidson, Craig Kessler, Scott Kessler, Linda Miranda (children

of Mary Lou Belmont, Verna Field, and Ken Kessler) are now the leaseholders of 64, 65 Kentucky.

- Beth Schuman (wife of Curt Schuman) is now a leaseholder for 83 Indiana and 85, 86, 87 Michigan.

Char Schuman is still leaseholder of 32, 33 W. Virginia and 98 Ohio, and new leaseholder of 85, 86 Michigan.

Cliff Schuman is still leaseholder of 84 Indiana, and new leaseholder of 85, 86, 88 Michigan.

Curtis Schuman is still leaseholder of 83 Indiana, and new leaseholder of 85, 86, 87 Michigan.

## Successful Switch to New Dumpster Service

We will be keeping it locked for the winter months. Keys can be obtained from Jane Chidester.

Currently we are on a schedule to empty the dumpster every other Friday (November 28, December 12, December 26...etc.).

## Real Estate Transfers

Just a reminder to keep our Real Estate Trustee, Mary Chidester, informed of any estate planning that you are doing that involves your lease with Heidelberg Beach.

## New "Photo" Membership Directory

We have had lots of interest in having photos of leaseholders and their cottages as a part of our online Membership Directory so that people can learn the names and faces of their neighbors. We've started this effort and have a new Web Page on the Web Site with what we currently have. Pictures of everyone's cottages have been taken, but we have not uploaded them yet. We have some pictures of leaseholders, but will work next summer to "complete the set."

You can access this page from our “Association Documents” area or click on the new camera icons that are in the online Membership Directory. (There is only a camera icon if we have a picture of the leaseholder on this new Web Page.)

### **New Pines at the Entrance Area**

We’ve planted 4 new white pines in the entrance area as a part of our effort to provide a visual screen and a sound buffer from Rt. 6. Thanks to Kara Chidester who donated funds for two of the trees, and to Mary Chidester who donated the other two trees. In the spring, we’ll be adding a few white spruces to the mix.



### **Minutes for the Heidelberg Beach Board of Trustees Meeting November 8<sup>th</sup>, 2014**

**Present:** Jane Chidester (President), Rick Herwerden (Vice-President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Bill Hertzler, 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 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.
  - b. 8/25/2014: Voted construction bond deposit back for 8 Pennsylvania.
  - 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).
  - b. Other trees planted:
    - i. Memorial Tulip Poplar for Bill H. Chidester (funded by Sharon).
    - ii. East entrance area: 2 white pines (funded by Kara Chidester).
    - iii. West entrance area: 2 white pines (funded by Mary Chidester).
    - iv. 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).
  - c. Boat House painted.
  - d. Beach Bank cut back.
  - e. Community Task List released to community for sign-ups. (See further discussion under New Business.)
  - f. 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 Hertzner 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 [budget](#) overview.
  - b. The board discussed possible cuts.
  - c. A motion passed (Hertzner/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