

# Sandscribes

Heidelberg Beach  
Vermilion, Ohio  
Early Summer 2018



## Start of the Season

Thank you for the tremendous response to the **Heidelberg Beach Family Reunion Weekend!** Despite the difficulty in predicting and calling the weather, it was so wonderful to see our extended family again!

Many, many thanks to Jan & Craig Peer for opening their home for the community's potluck lunch—which would have been a rain-out otherwise!

Please read all the "start of the season" articles below and make notes of the information and dates. For those who read our Web site, please continue to check the **Community Calendar**—we are always updating it.

Enjoy your summer here at our very special place!

*Best wishes,  
Jane & John*

## Work Day a Success!

Despite the unpredictability of the weather, the sun did shine on Saturday morning. Thank you to the wonderful crew came down to help clean up the beach!



## Update on Yard Waste

Just a brief addendum: The compost pile south of the creek in the woods, is still open for use. Please try to limit what you take there to compostable yard waste and take the sticks and limbs to the burn pile.

## Be Alert

Unfortunately, we've had incidents again this year of unlocked cars being entered, and the contents gone through. It seems to happen during the middle of the night. Be warned and alert to keep your cars and cottages locked. If you see anyone or anything suspicious, call the Erie County Sheriff at (419) 625-7951.

## Initial Social Events

June 9<sup>th</sup>: Join a Heidelberg Beach group for a guided canoe tour of Old Woman's Creek. From 9-11 AM. Canoes and equipment will be supplied. Open to those 10 years and older. Space is limited so please reserve by calling Jan Peer.

July 1<sup>st</sup>: Pavilion Services start. Each Sunday through the summer. 10 AM, followed by a Social Hour at 11 AM.

July 4<sup>th</sup>: Annual Parade around the beach at 1 PM. For kids of all ages. Organized by Nora Nolan (45 W. Virginia).

July 7<sup>th</sup>: Heidelberg Beach Women's Lunch outing.

Get to know your girlfriend neighbors over a relaxing lunch at Salmon Run Restaurant at the Sawmill Creek Resort at 12:30 PM. We hope this adults-only, girls-only, outing will become an annual tradition! We need a count to reserve space—please let Jan Peer know if you can come!

## New Basketball Backboard and Hoop Needed

Tom Eshelman (73 Indiana) is leading a project to replace the backboard and hoop at our small basketball court by the playground. Donations would be appreciated to raise about \$450.

Anyone with opinions on the rim height for a new basket should write or talk to Tom Eshelman. Youngsters have more fun with lower rims. Should he go with an 8' "playground" height, or keep it at the full regulation 10' height?

*Thank you!*

## Volunteers Sought for Pavilion Social Hours

The Christian Work and Worship Committee would like to thank the many hosts and hostesses who helped with the Social Hours following summer church services in 2017. The social hours are a good time to catch up on news of friends and neighbors after worshipping together.

We are looking for hosts and hostesses for 10 summer services for this season. The first social time will be July 1st and the last will be held on September 2nd.

Items such as tablecloths and napkins are provided along with coffee, sugar, etc. As a host or hostess, you will need to set up in the morning before the church service, make coffee, and provide a cold drink and refreshments. You can be reimbursed for the items that you purchase. If you are interested in hosting a social hour this summer, please contact Linda Glaviano.

*Thank you!*

## Board of Trustees

If you'd like to volunteer to run for the Board of Trustees this year, please contact Dick Castele or Barbara Weber.

## Annual Meeting

Make note that the we are going to hold the Annual Meeting late in the summer this year—on **Saturday, August 25<sup>th</sup>**. The Board is working on a few small changes to the By-Laws and the Building Committee is working on some updates to the Building Rules & Regulations. The Board wants to have time for community review of the changes before we take the vote.

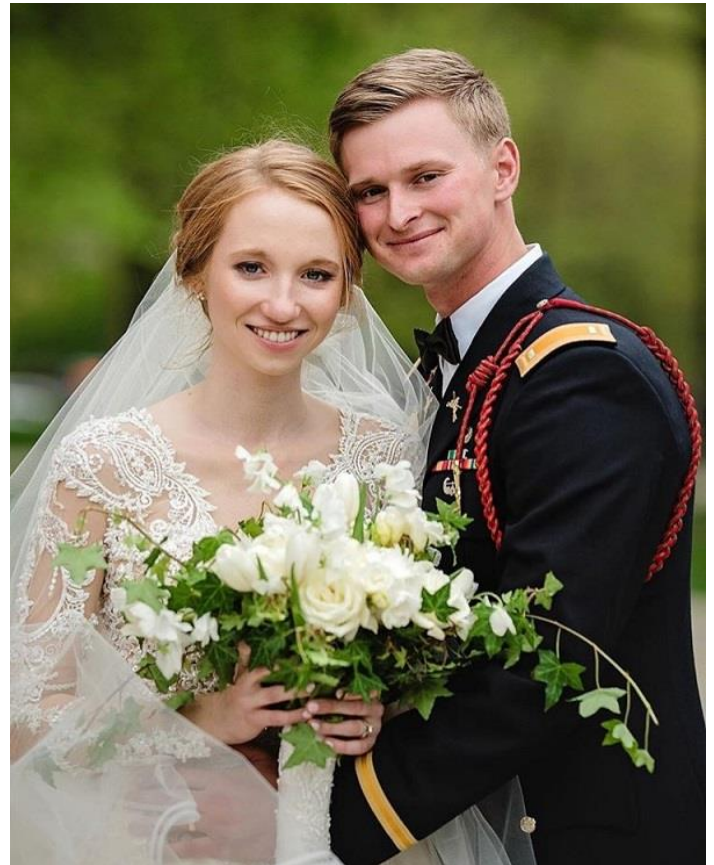
A draft of the proposed changes to the By-Laws is ready for your review (see attached document). Please let the Board know if you have any comments, suggestions, or concerns.

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.

When a draft of the proposed changes to the Building Rules & Regulations is available, we'll post that for your review as well.

## Married!

Congratulations to Barbara & Scott Weber (59 Kentucky) on the marriage of their daughter Laura to Lieutenant Evan Burnham. The joyous wedding was held on May 5th in Pittsburgh. Best wishes to Laura & Evan for a long and wonderful life together!



## Minutes for the Heidelberg Beach Board of Trustees Meeting May 19<sup>th</sup>, 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 pm

**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 30<sup>th</sup>, 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 Board discussed and revised the 2018 Proposed Changes to By-laws concerning: deadlines for announcing meetings, the use of email for meeting notification, and permission for phone or video Board meetings.

**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 1<sup>st</sup>, 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 25<sup>th</sup>. (Saturday before Labor Day Weekend)

9:30 AM Coffee & Donuts, 10:00 AM Meeting, 8:00 PM Ice Cream Social

**Next Meeting:** July 21<sup>st</sup>, 10:00 AM

Respectfully submitted,  
*Tom Eshelman*  
Secretary

# 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

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.

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 who 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:**

#### **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 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 meeting to take an official vote that was not planned for, a new meeting will be called so that new ballots can be printed for that vote.

**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 who need it must be postmarked by the deadline noted in the prior paragraph.