

SandscribeS

Heidelberg Beach
Vermilion, Ohio
Fall 2018



Thank You for a Wonderful Summer!

The end of the summer went out with a flurry of activity and celebrations. You'll see photos from Harvey's very successful surprise 90th Birthday party and our Fond Farewell send-off to Roger Nehls.

Also, the day we write this, the sale of the Herzter Kennedy cottage closed. This family line has been a part of Heidelberg Beach since the earliest days and we are very sad to see them leave.

The Board has wrapped up their work for the year having held the Annual Meeting on August 25th and then completing the budget work on September 22nd. A warm welcome to the two new Board Members; Jeff Belmont and Don Bratton.

Do note that after this past spring's successful event, we plan to hold a Heidelberg Beach Family Reunion weekend in 2019 on the same weekend (May 18-19) before the Memorial Day holiday weekend.

Jane promises not to predict the weather again. ☺

Two off-season notes; the dumpster service will be switched to a once a week pickup starting in November, and Fred Yost will continue to pick up yard waste bags through the end of October.

*Best wishes for a safe and healthy winter!
Jane & John*

Foote Family: Both Happiness & Sadness

Though the celebration for Harvey's 90th Birthday was a special and happy surprise—with almost 100% of the neighborhood turning out to show their love and appreciation—the Foote family had a trying few months.

Most notably, the sad and tragic loss of Susie Foote's husband Steve, who lost his battle with dementia. Susie is humbled and grateful to the whole neighborhood for their outpouring of love and support.

On top of that, Joyce suffered a stubborn bout of pneumonia that required two trips to the hospital to resolve.

We pray for peace and good health for the whole family.



Dan Warder is Recovering

Dan Warder (17 W. Virginia) had open heart surgery at the Cleveland Clinic on September 13th. Surgeons replaced his aortic valve and did a double bypass. Dan is now at home recovering steadily. The community's prayers continue to both Dan and Delores.

Fond Farewell to Roger Nehls

At the Social Hour on Sunday, August 19th, many members of the community gathered to say goodbye to Roger Nehls, who has now left to begin a new chapter of his life in Columbus, Ohio. We all treasure and are thankful for the 18 years that he (and Rosalie) spent as beloved members of this community.



Heidelberg Beach Family Reunion 2019

Mark your calendar for May 18th, 2019 for the opening of the season beach clean-up and fellowship event:

- 9 AM Donuts & Coffee
Beach Clean-up
- 12 PM Potluck
- 1 PM Board Meeting immediately following
Potluck

Minutes from the Heidelberg Beach Annual Membership Meeting August 25th, 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. Hertzner) 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.

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. Hertzner) 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

Minutes from the Heidelberg Beach Board Meeting August 25th, 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 AM

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 AM).

Next Meeting: September 22nd at 1 PM.

Minutes from the Heidelberg Beach Annual Membership Meeting September 22nd, 2018

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 1:05PM.

Approval Vote for prior Meeting Minutes:

A motion passed (S. Welch/C. Springer) to approve three sets of minutes: the July 21st Board Meeting, the August 25th Annual Meeting, and the August 25th Board Meeting.

Real Estate Report: 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 Hertzler/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 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 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 2:27PM

Next Meeting: Saturday, May 18th, 2019 in conjunction with the Heidelberg Beach Reunion weekend:

- 9 AM Donuts & Coffee & Beach Clean-up
- 12 PM Potluck
- 1 PM Board Meeting immediately following Potluck

Respectfully Submitted,
Tom Eshelman
Secretary

Heidelberg Beach 2018-2019 Winter Tree Work

- 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)