

THE HEIDELBERG BEACH ASSOCIATION

Meeting of the Board of Trustees of Heidelberg Beach Association  
at the home of Louis Manthey on March 25, 1960.

The meeting was called to order by the President William Auer who found present Messers Hall, Rohrbaugh, Ossman, Seibenhar, Henry, Rowe, Schuman, Manthey, Reutener, Reutenik, and Kohlmyer, Louis Manthey, opened with prayer.

The secretary read the minutes of the previous meeting and Mr. Hall moved that the be approved as read. Mr. Ossman seconded. The motion passed.

Next the treasurer's report was made by Ray Schuman. Paul Reutenik moved that they be accepted and Willard Rohrbaugh seconded. The motion passed.

Report of the tax committee followed as presented by Dr. Rowe. The total budget to be \$10,601.62. This recommendation was accepted by the board.

Dr. Rowe then made a motion that the individual lot owners be responsible for their own sewage systems. Les Reutener seconded and the motion passed.

Mr. Auer then appointed Louis Manthey, Les Reutener, and Ernest Kohlmyer a committee to check an the possibility of removing the odor in the creek bed.

Gilbert Hall, real estate trustee, then reported that he had in hand a contract transferring Lot#84 to Ray and Margaret Schuman and Lot#83 to Ray Schuman. These lots were previously owned by Mr. and Mrs. Raymond Shamel. Willard Rohrbaugh moved that contracts be approved and Wilbur Ossman seconded. Passed,

Mr. Hall also reported that Homer and Minnie Beck wished to transfer Lots #6 and 7 to Mr. Mitchel of Mansfield. The necessary three letter were presented by Mr. Hall for recommendation of Mr. Mitchel for membership. Dr. Rowe moved that the Mitchell family be accepted to membership and Mr. Henry seconded. The motion passed.

A building plan was then offered on behalf of Mr. Mitchel and it was accepted providing that the house be put in the middle of the two lots just transferred to him.

Ernest Kohlmyer then moved that Jack Seibenhar be permitted to make an addition to the South side of his house. Seconded by Louis Seibenhar. Passed.

It was recommended that a letter of thanks be sent to the township trustees for their efforts in keeping the roads open during the winter.

Dr. Rowe made a motion that Mrs. Rohrbaugh be asked to arrange the Summer religious program. Les Reutener seconded. The motion passed.

Dr. Rowe moved that a committee be appointed to check on the purchase of a new organ. The motion was seconded and passed. Willard Rohrbaugh was made a committee of one to take care of the matter.

Louis Manthey moved that the president and the superintendent of grounds make the necessary repairs to the pavilion. Mr. Henry seconded and the motion passed.

The meeting then adjourned with the Lord's Prayer.

Your secretary, *Ernest H*

THE HEIDELBERG BEACH ASSOCIATION

Special meeting of the Trustees of Heidelberg Beach Association

at the boat house on May 30, 1960.

The subject of the sinking of the pier was discussed and the contractor was asked to present the board

The matter of the new organ for the pavilion was presented and a Hohner organ can be purchased for the  
The next meeting day was set for the last Sunday in June at the pavilion at 2 O'clock.

The meeting then adjourned.

Members present were Hall, L. Seibenhar, Reutenik, Reutener, Auer, Ossman, Rowe, Henry and Kohlmyer, and Manthey.

*Ernest H Kohlmyer*

THE HEIDELBERG BEACH ASSOCIATION

Meeting of The Board of Trustees June, 26th, 1960 at the Pavilion.

Present were trustees Seibenhar, Hall, Manthey, Auer, Ossman, Rowe, Henry, Hall, and Kohlmyer.

The meeting was opened with a prayer led by Mr. Manthey.

Minutes of the previous meeting were read and approved.

The treasurer's report was read by Ray Schuman and Wilbur Ossman moved , and Louis Manthey

The date for the annual meeting was set for July 16th, 2 P.M. at the pavilion.

Manthey made a motion that the pavilion be painted for \$181.00. Seibenhar seconded and the motion was passed.

Pagel's request to put a small tool shed at the rear of his house was granted if it conforms with the other buildings at the beach.

William Auer, Wilbur Ossman, Paul Reutenik, Ray Schuman were re-nominated by Dr. Rowe seconded by Louis Siebenhar. Mr. Manthey moved that Mr. Kessler be nominated to the board. Mr. Seibenhar seconded. Mr. Kohlmyer nominated Jack Seibenhar and Wilbur Ossman seconded. Howard Pretzer was nominated by Wilbur Ossman and Mr. Henry seconded. Mr. Pagel was nominated by Dr. Rowe and seconded by Louis Manthey. Manthey Moved and Henry seconded that the nominations be closed.

The meeting closed with the Lord's Prayer.

Your secretary,

THE HEIDELBERG BEACH ASSOCIATION

Thirty-seventh Annual Meeting - July 16, 1960 at the pavilion.

Meeting was called to order by the President, William Auer and was opened with a prayer by the Rev. C. Kent Chidester of Cincinnati, OH.

Roll call followed and a quorum was found present or represented by proxies.

The minutes of the previous year were read and Howard Pretzer moved they be accepted. Louis Siebenhaar seconded the motion and they were approved as read.

The Treasurer's report was given by Ray Schuman, a copy of which is attached. Howard Ruetenik moved the acceptance of the report and Wilbur Ossman seconded the motion. Those members present voted to accept the Treasurer's report.

Report of the auditing committee by Howard Pretzer followed indicating all the books are in order.

Les Reutener, ground superintendent, reported six more trees to be removed. Grounds otherwise in good condition.

The matter of the odor from the creek bed was again discussed and it was agreed to try to treat the bed with chemicals to overcome the odor.

Robert Sepper requested the association to place a ruling on lots #81 and #82. Mr. Howard Pretzer made a motion to release said lots on the condition that other lots can be taken in place of these. Mr. Brouse seconded. Motion passed.

Howard Pretzer moved that the rules be enforced as to dogs.

After discussion, Howard Pretzer moved that Mr. Kessler be permitted to purchase lot#65 with the restriction not to build on said lot. Les Reutener seconded. The motion carried.

Paul Ruetenik's request to the association to keep the property clear along the west road was voiced.

The matter of boats and swimmer protection was raised and it was suggested that a rope with buoys be installed.

Rev. Chidester moved a vote of thanks be given the trustees for their efforts. Howard Pretzer seconded. The motion carried.

The nominations for trustees followed: William Auer, Ray Schuman, Wilbur Ossman and Jack Siebenhaar were elected.

William Auer thanked Mrs. Rohrbaugh for the work on the summer religious program, a matter most essential to the Heidelberg Beach Association.

Motion made to raise the minister's fee to thirty (\$30.00) dollars in 1961 and thirty-five (\$35.00) dollars in 1962 was seconded and passed.

The meeting then closed with the Lord's prayer. Secretary

HEDELBERG BEACH ASSOCIATION  
 REPORT OF TREASURER  
 JULY 18, 1959 - JUNE 30, 1960

General Account		4,632.27
Receipts		
Taxes Collected 12-1-59	4,899.65	
Taxes Collected 6-1-60	<u>5,632.52</u>	
Total Receipts	10,532.17	10,532.17
Expenses		
Upkeep of Grounds		
Equipment Repair	40.03	
Use of Equipment	112.00	
Mowing	333.00	
Street Lights	50.44	
Tree Replacement	461.00	
Clean-up	92.00	
Misc.	<u>19.19</u>	
Total Upkeep of Grounds	1,107.66	
Sewer & Water		
Sewer	35.00	
Water	68.46	
Electricity	<u>98.26</u>	
Total Sewer & Water	201.72	
Rubbish & Garbage collection	475.00	
Road Repair	1,250.45	
Stationary Supplies & Postage	25.25	
Bookkeeping Expenses	350.00	
Taxes Paid 1958	2,668.28	
1959	3,118.65	
Liability Insurance	<u>24.15</u>	
Total expenses	9,219.14	<u>9,219.14</u>
Receipts in excess of expenses	1,313.03	<u>1,313.30</u>
General Account to Date		5,945.30
Reserve Fund (no change)		211.60
Recreational Fund		69.78
Transfer fees	25.00	
Cost of two picnic tables	61.96	
Recreational Fund to date		32.82
Petty Cash Fund		50.00

*CASH POSITION*

June 30, 1960

BASED ON 1959 - 1960 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	714.02	544.66	159.36
Tree Removal and Replacement	200.00	461.00	261.00 *
Clean-up of Grounds and Creek	200.00	92.00	108.00
Sewer and water	267.64	201.72	66.12
Road Repair	750.00	1,250.45	500.45 *
Rubbish and Garbage	400.00	475.00	75.00 *
Sta. Supplies and Postage	50.00	25.25	26.75
Bookkeeping Expense	350.00	350.00	-0-
Erie County Taxes	5,359.48	5,359.36	.12
Insurance Liability	88.22	24.15	64.07
Reserve Fund	1,470.00	1,470.00	-0-
Previous Year Deficit 720.38	720.00	-0-	-0-
<b>TOTALS</b>	<b>\$10,569.94</b>	<b>\$10,981.97</b>	<b>\$412.03 *</b>

\* Indicates a red figure

Respectfully submitted,

Ray D. Schuman  
Treasurer

HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TREASURER  
 JULY 18, 1959 - JULY 16, 1960

General Account			4,632.27
Receipts			
Taxes Collected 12-1-59	4,899.65		
Taxes Collected 6-1-60	<u>5,768.61</u>		
Total Receipts	10,668.26	10,668.26	
Expenses			
Upkeep of Grounds			
Equipment Repair	40.03		
Use of Equipment	176.00		
Mowing	405.00		
Street Lights	53.98		
Tree Replacement	461.00		
Clean-up	92.00		
Misc.	<u>52.19</u>		
Total Upkeep of Grounds	1,280.20		
Sewer & Water			
Sewer	35.00		
Water	68.46		
Electricity	<u>103.84</u>		
Total Sewer & Water	207.30		
Rubbish & Garbage Collection	475.00		
Road Repair	1,250.45		
Stationery Supplies & Postage	23.25		
Bookkeeping Expenses	350.00		
Taxes Paid 1958	2,668.28		
1959	3,118.63		
Liability Insurance	<u>136.52</u>		
Total Expenses	9,509.63	<u>9,509.63</u>	
Receipts in excess of expenses		1,158.63	
Transfer to Reserve Fund		<u>500.00</u>	
Net Change in General Account		658.63	<u>658.63</u>
General Account to date			5,290.90
Reserve Fund			211.60
Transfer from General Account	500.00		
Transfer to Cash Investments	500.00		
Reserve Fund to Date			211.60
Recreational Fund			69.78
Transfer Fees	25.00		
Cost of two picnic tables	61.96		
Recreational Fund to date			32.82
Petty Cash Fund			50.00

Religious Fund  
409.33

Receipts	<u>SERVICE DATE</u>	<u>ATTENDANCE</u>	<u>COLLECTIONS</u>		
	7-19-59	129	71.00		
	7-26-59	172	83.00		
	8-2-59	143	64.76		
	8-9-59	131	60.69		
	8-16-59	149	73.23		
	8-23-59	158	78.02		
	8-30-59	105	54.51		
	9-6-59	<u>148</u>	<u>71.47</u>		
TOTALS		1135	556.69	556.69	
Expenses					
Ten Pastoral fees @ 25.00			200.00		
Electricity			11.60		
Flowers for Religious Director			6.00		
Repairs to Pavilion			169.15		
Purchase of 100 new Hymnals			<u>93.83</u>		
Total Expenses				<u>480.58</u>	
Receipts in excess of expenses				76.11	<u>76.11</u>
Religious Fund to Date					485.44
Cash investments					
same as last Report					9,622.78
Other Assets					
Value of six unsold lots			7,045.50		
taxes Due & Unpaid 6-1-60			18.96		
Taxes assessed but not collected			<u>5,017.73</u>		
Other Assets to Date			12,082.19		12,082.19

RECAP OF ALL ASSETS JUNE 30, 1960

	CHECKING	SAVINGS	CASH	TOTAL	
General Account	5,945.30	7,904.46	50.00	13,699.76	
Reserve Fund,	211.60	8.84	-0-	220.44	
Recreational Fund	32.82	-0-	-0-	32.82	
Religious Fund	<u>485.44</u>	<u>1,709.48</u>	<u>-0-</u>	<u>2,194.92</u>	
TOTALS	6,675.16	9,622.78	50.00	16,347.94	16,347.94
			Other Assets		<u>12,082.19</u>
			Total Assets		28,430.13
			Net Worth June 30, 1960		28,430.13
			Net Worth July 18, 1959		26,091.18
			Increase in net Worth		2,338.95

Respectfully Submitted.

Ray D. Schuman  
Treasurer



CASH POSITION

July 16, 1960

BASED ON 1959 - 1960 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	714.02	727.20	13.18 *
Tree Removal and Replacement	200.00	461.00	261.00 *
Clean-up of Grounds and Creek	200.00	92.00	108.00
Sewer and water	267.64	207.30	60.54
Road Repair	750.00	1,250.45	500.45 *
Rubbish and Garbage	400.00	475.00	75.00 *
Sta. Supplies and Postage	50.00	23.25	26.75
Bookkeeping Expense	350.00	350.00	-0-
Erie County Taxes	5,359.48	5,359.36	.12
Insurance Liability	88.22	136.52	48.30 *
Reserve Fund	1,470.00	1,470.00	-0-
Previous Year Deficit	720.38	720.00	-0-
TOTALS	\$10,569.94	\$11,272.46	\$702.52 *
Tax Collection deficit for previous years			475.18 *
Tax Collection deficit for nine year period			1,177.70 *

\* Indicates a red figure

Respectfully submitted,  
*Ray D Schuman*  
 Ray D. Schuman  
 Treasurer

HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TAX COMMITTEE  
ASSESSMENTS FOR 1960- 1961 SEASON

Grounds	\$ 887.19	
Tree Removal and Replacement	300.00	
Clean-up of Grounds & Creek	200.00	
Sewer & Water	206.60	
Road Repair	750.00	
Rubbish & Garbage	556.50	
Sta. Supplies & Postage	25.00	
Bookkeeping Expense	350.00	
Erie County Taxes	6,237.26	
Insurance Liability	112.37	
Reserve Fund	500.00	
Previous Year Deficit	<u>503.28</u>	
TOTALS	\$10,628.20	10,628.20

DISTRIBUTION OF ASSESSMENTS TO LEASEHOLDERS

	<u>LOT</u>	<u>HOMES</u>	<u>SEWER WATER</u>	<u>MAINTENANCE</u>		
Mowing				450.00		
Equip. Rental & Repair				225.00		
Street Lights				50.00		
Misc. Grounds				162.19		
Tree Removal & Rep.	300.00					
Clean-up	200.00					
Sewer & Water			206.60			
Road Repair				750.00		
Rubbish & Garbage				556.50		
Sta. Supplies & Postage				25.00		
Bookkeeping Expense	350.00					
Erie County Taxes	1,030.54	4,889.27				
Prop. Tax Deficit	317.45					
Insurance Liability				112.37		
Reserve Fund			500.00			
Previous Year Deficit	<u>503.28</u>					
TOTALS	2,701.27	4,889.27	706.60	2,331.06	10,628.20	

ESTABLISHED RATES

	<u>LOT RATE</u>	<u>HOMES</u>	<u>SEWER</u>		<u>MAINTENANCE</u>				
			V	S	W	V	S	W	
	6.92 Per 100	26.40 P M	2.63	9.42	24.40	13.08	32.87	54.46	
96 Taxable Lots	2,701.27								
52 Vacant Lots			136.76			680.16			
32 Summer Residents			301.44			1,051.84			
11 Year Around Residents			268.40			599.06			
43 Taxable Buildings		<u>4,889.27</u>							
TOTALS	2,701.27	4,889.27	706.60			2,331.06		10,628.20	

Respectfully submitted THE TAX COMMITTEE

Receipts	<u>SERVICE DATE</u>	<u>ATTENDANCE COLLECTIONS</u>	
	7-19-59	129	71.00
	7-26-59	172	83.00
	8-2-59	143	64.76
	8-9-59	131	60.69
	8-16-59	149	73.24
	8-23-59	158	78.02
	8-30-59	105	54.51
	9-6-59	148	71.47
TOTALS		1135	556.69
Expenses			
Ten Pastoral fees @ 25.00		250.00	
Electricity		13.10	
Repair to Pavilion		169.15	
Purchase of 100 new Hymnals		93.83	
Miscellaneous		<u>13.50</u>	
Total Expenses		539.58	<u>539.58</u>
Receipts in excess of expenses			17.11
Religious Fund to Date			<u>426.44</u>
Cash Investments			
General Account		6,503.61	
Sale of Lot #80		1,293.60	
Interest Received		<u>225.82</u>	
Total		8,023.0	,023.03
Religious Account		1,684.21	
Interest Received		<u>50.91</u>	
Total		1,735.12	1,735.12
Reserve Fund		8.72	
From Reserve Fund Cash		500.00	
Interest Received		<u>.24</u>	
Total		508.96	<u>508.96</u>
Cash Investments to Date			10,267.11
Other Assets			
Value of Six Unsold Lots			7,045.50
Taxes Due and Unpaid 6-1-60			18.96
Taxes Assessed but not collected			<u>4,881.64</u>
Other Assets to date			11,946.10
<u>RECAP OF ALL ASSETS JULY 16, 1960</u>			
	<u>CHECKING</u>	<u>SAVINGS</u>	<u>CASH TOTAL</u>
General Account	5,290.90	8,023.03	50.00 13,899.76
Reserve Fund	211.60	508.96	-0- 720.56
Recreational Fund	32.82	-0-	-0- 32.82
Religious Fund	<u>426.44</u>	<u>1,735.12</u>	-0- <u>2,161.56</u>
TOTALS	5,961.76	10,267.11	50.00 16,278.87
			16,278.87
			Other Assets <u>11,945.10</u>
Respectfully submitted,			Total Assets 28,224.97
Ray D. Schuman			Net Worth 7-16-60 28,224.97
Treasurer			Net Worth 7-18-60 26,091.18
			Increase in Net Worth 7-16-60 2,133.79

THE HEIDELBERG BEACH ASSOCIATION

Organizational meeting - July 16, 1960 - Pavilion

Meeting called to order by president, William Auer.

Ray Schuman was elected temporary chairman.

Mr. Kohlmyer nominated Mr. William Auer for President. Lester Reutener seconded and a unanimous ballot was cast for William Auer for president.

Mr. Hall nominated Louis Manthey for Vice President and Jack Siebenhaar seconded. The secretary was ordered to cast a unanimous ballot for Louis Manthey for Vice President.

Willard Rohrbaugh nominated and Louis Siebenhaar seconded Ernest Kohlmyer for Secretary. The nomination carried unanimously.

Wilbur Ossman nominated Ray Schuman for Treasurer and Willard Rohrbaugh seconded. A unanimous ballot was cast for Ray Schuman for Treasurer.

Les Reutener nominated Gilbert Hall for Real Estate Trustee. Willard Rohrbaugh seconded and Mr. Hall was unanimously returned to the office of Trustee.

Mr. Kohlmyer made a motion that the executive committee consisting of Gilbert Hall, Louis Siebenhaar, Willard Rohrbaugh be continued in office for another year. Motion seconded by Ray Schuman and passed by the directors present.

The Secretary was requested to write letters to the owners who rent calling particular attention to the rules of the association. The owners being responsible for the renters.

Meeting adjourned with prayer.

Respectfully submitted,

Secretary  
*Lois Sebenhar*

THE HEIDELBERG BEACH ASSOCIATION

Board of Trustees Meeting-January 25, 1961, home of Jack Siebenhar.

Present were trustees Gilbert Hall, Willard Rohrbaugh, Les Reutener, Dr. Rowe, Wilbur Ossman, Jack Siebenhaar, Louis Siebenhar, Ray Schuman, Louis Manthey, and Ernest Kohlmyer.

Louis Manthey, presiding officer led the group in prayer to Open the meeting.

There was a motion made by Ray Schuman and seconded by Wilbur Ossman that a letter of sympathy be sent to Mrs. Ann Auer. This motion passed unanimously.

Ray Schuman, *treasure* gave his report. Dr. Rowe moved the acceptance of the report and Jack Siebenhar seconded the motion and it was passed.

Les Reutener, grounds superintendent, next made his report that Reverent C. Kent Chidester offered to plant three trees to the south of the road. Also, he suggested that a pump could be secured to clean the well.

A discussion on the mower followed. Ossman moved and Rowe seconded that a committee of Reutener, Schuman and Kohlmyer be permitted to spend \$1200 on equipment. The motion passed.

The matter lots #28 and 29 was considered and Schuman moved that these be handled as a unit. A letter is to be written to Harvey Pagel first Louis Siebenhar seconded. The motion passed.

Louis Siebenhaar made a motion that the value of all lots held by the association be raised ten per cent. Ossman seconded and the motion passed.

Trustee Gilbert Hall then made his report. Lot #55 owned by Mrs. Raeger is to be transferred to Robert Sepper and that this lot be taken back by the association and Robert Sepper take lots #81 and 82. The recommendation was seconded by Dr. Rowe and the matter passed. Price on lot #81 to be \$1372.14.

Mr. Hall also reported that Clarence Pretzer wished to purchase property.

Mr. Kohlmyer made a motion which Wilbur Ossman seconded that Howard Pretzer be made a trustee. The vote was unanimous.

Mrs. Rohrbaugh was again asked to be director of religious services which are to start July 2.

The Jack Siebenhar plans were received and approved.

The Louis Siebenhar plans were received and approved.

Dr. Rowe reported for the budget committee and moved the adoption of the budget her attached Ossman seconded and the group acted unanimously.

Meeting ended repeating the Lord's Prayer.

Kohlmyer

HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TREASURER  
 JULY 16, 1960 - JANUARY 25, 1961

General Account			5,290.90
Receipts			
Taxes Collected 12-1-60	4,900.60		
Total Receipts	4,900.60	4,900.60	
Expenses			
Upkeep of Grounds			
Equipment Repair	6.00		
Use of Equipment	-0-		
Mowing	296.00		
Street Lights	22.28		
Tree Replacement	300.00		
Clean-up	-0-		
Misc.	<u>25.70</u>		
Total Upkeep of Grounds	649.98		
Sewer & Water			
Sewer	-0-		
Water	17.50		
Electricity	<u>43.77</u>		
Total Sewer & Water=	61.27		
Rubbish & Garbage Collection	376.25		
Road Repair	153.86		
Stationery Supplies & Postage	26.37		
Bookkeeping Expenses	350.00		
Taxes Paid 1959	3,118.63		
Liability Insurance	<u>-0-</u>		
Total Expenses	4,736.36	4,736.36	
Receipts in excess of expenses		164.24	
Transfer to Reserve Fund		<u>-0-</u>	
Net Change in General Account		164.24	<u>164.24</u>
General Account to date			5,455.14
Reserve Fund-No Change			211.60
Recreational Fund-No Change			32.82
Petty Cash Fund			‘50.00

Religious Fund 426.44  
Receipts

SERVICE DATE

ATTENDANCE COLLECTIONS

7-3-60	150	76.77
7-10-60	137	74.10
7-17-60	128	53.67
7-24-60	162	69.93
7-31-60	146	69.07
8-7-60	123	60.56
8-14-60	147	68.30
8-21-60	100	54.11
8-28-60	118	58.39
9-4-60	163	75.17

TOTALS

1374 660.07

Expenses

8 Pastoral fees @ 25.00	200.00
Electricity	4.50
Paint & Repair Pavilion	193.35
Miscellaneous	-0-

Total Expenses

397.85 397.85

Receipts in excess of expenses

262.22 262.22

Religious Fund to Date

688.66

Cash Investments

General Account

8,023.03

Interest Received

120.34

Total

8,143.37 8,143.37

Religious Account

1,735.12

Interest Received

26.03

Total

1,761.15 1,761.15

Reserve Fund

508.96

Interest Received

7.63

Total

516.59 516.59

Cash Investments to Date

10,421.11 10,421.11

10,421.11

Other Assets

Value of Six Unsold Lots

7,045.50

Other Assets to date

7,045.50 7,045.50

RECAP OF ALL ASSETS JANUARY 25 1961

	<u>CHECKING</u>	<u>SAVINGS</u>	<u>CASH</u>	<u>TOTAL</u>	
General Account	5,455.14	8,143.37	50.00	13,648.51	
Reserve Fund	211.60	516.59	-0-	728.19	
Recreational Fund	32.82	-0-	-0-	32.82	
Religious Fund	688.66	1,761.15	-0-	2,449.81	
TOTALS	6,388.22	10,421.11	50.00	16,859.33	16,859.33

Other Assets 7,045.50

Total Assets 23,904.83

Net Worth 7-16-60 28,224.97

Net Worth 1-25-61 23,904.83

Decrease in Net Worth 1-25-61 4,320.14

Respectfully submitted, Ray D. Schuman Treasurer

CASH POSITION

January 25, 1961

BASED ON 1960 - 1961 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	887.19	349.98	537.21
Tree Removal and Replacement	300.00	300.00	-0-
Clean-up of Grounds and Creek	200.00	-0-	200.00
Sewer and water	206.60	61.27	145.33
Road Repair	750.00	153.86	596.14
Rubbish and Garbage	556.5.00	376.25	180.25
Sta. Supplies and Postage	25.00	26.37	1.37 *
Bookkeeping Expense	350.00	350.00	-0-
Erie County Taxes	6,237.26	6,237.26	-0-
Insurance Liability	112.37	-0-	112.37
Reserve Fund	500.00	500.00	-0-
Previous Year Deficit	<u>503.28</u>	<u>503.28</u>	<u>-0-</u>
TOTALS	\$10,628.20	\$8,858.27	\$1,769.93

Tax Collection deficit for nine year period

1,177.70 \*

\* Indicates a red figure

Respectfully submitted,

Ray D.. Schuman  
 Treasure



HEIDELBERG BEACH ASSOCIATION REPORT OF TAX COMMITTEE

ASSESSMENTS FOR 1961- 1962 SEASON

Grounds	\$ 876.10
Tree Removal and Replacement	300.00
Clean-up of Grounds & Creek	200.00
Sewer & Water	191.62
Road Repair	750.00
Rubbish & Garbage	546.00
Sta. Supplies & Postage	25.00
Bookkeeping Expense	350.00
Erie County Taxes	8,056.47
Insurance Liability	112.37
Reserve Fund	500.00
Previous Year Deficit	504.37

TOTALS \$12,411.93 12,411.93

DISTRIBUTION OF ASSESSMENTS TO LEASEHOLDERS

	<u>LOT</u>	<u>HOMES</u>	<u>SEWER WATER</u>	<u>MAINTENANCE</u>	
Mowing				450.00	
Equip. Rental & Repair				225.00	
Street Lights				50.00	
Misc. Grounds				151.10	
Tree Removal & Rep.	300.00				
Clean-up	200.00				
Sewer & Water			191.62		
Road Repair				750.00	
Rubbish & Garbage				546.00	
Sta. Supplies & Postage				25.00	
Bookkeeping Expense	350.00				
Erie County Taxes	1,331.12	6,315.31			
Prop. Tax Deficit	410.04				
Insurance Liability				112.37	
Reserve Fund			500.00		
Previous Year Deficit	504.37				
TOTALS	3,095.53	6,315.31	691.62	2,309.47	12,411.93

ESTABLISHED RATES

	<u>LOT RATE</u>	<u>HOMES</u>	<u>SEWER WATER</u>			<u>MAINTENANCE</u>		
			V	S	W	V	S	W
	7.93 Per 100	34.10 P M	2.63	9.42	24.40	13.08	32.87	54.46
96 Taxable Lots	3,095.53							
52 Vacant Lots				136.76			680.16	
32 Summer Residents				301.44			1,051.84	
11 Year Around Residents				244.00			544.60	
43 Taxable Buildings		6,315.31						
TOTALS	3,095.53	6,315.31		691.62			2,309.47	12,411.93

Respectfully submitted THE TAX COMMITTEE

THE HEIDELBERG BEACH ASSOCIATION

Office of the Secretary  
February 7, 1961

Mrs. Ann Auer  
Mr. William Auer  
648 Coleman Rd.,  
Mansfield, Ohio

This is to certify that the Board of Trustees of the Heidelberg Beach Association at a meeting at the home of Mr. and Mrs. Jack Siebenhar on January 25th, 1961, unanimously adopted the following Resolution:

"BE IT RESOLVED that this Board express to the widow, son and family of the late Mr. William Auer its deepest sympathy in his passing to the higher home. His death is not only a great loss to you but also to his many friends and business associates and especially to his neighbors, contract holders and visitors at Heidelberg Beach.

"As a member of the Board of Trustees and President of the Association, Mr. Auer was ever zealous in all matters pertaining to the proper maintenance and improvement of the Association property, ever faithful in any duty he was asked to perform and always cheerful and courteous with a friendly greeting to everyone - neighbors and stranger alike. Everyone in the Association and its many friends everywhere will always cherish gracious memories of his untiring efforts for the advancement of recreation and good fellowship at the Beach.

"The Board of Trustees feels that in adopting this Resolution It is expressing the sentiments and sorrow of each member of the Association, and it is their prayer that God will bless and comfort you and the other members of the family in these sorrowful days and that you will continue to carry on and progress the work at the Beach so nobly exemplified by William Auer.

"May God honor and revere his memory, high principles, human understanding and unexcelled character."

Secretary

THE HEIDELBERG BEACH ASSOCIATION

Meeting - May 30, 1961, at the Pavilion

The meeting was called to order by President Louis Manthey who asked Willard Rohrbaugh to open the meeting with a prayer.

Present at the meeting were Louis Manthey, Ray Schuman, Gilbert Hall, Willard Rohrbaugh, Louis Siebenhar, Jack Siebenhar, Lester Ruetener, Howard Pretzer, Wilber Ossman, and Ernest Kohlmyer.

The treasurer reported on the cash position. A copy of his report is attached to these minutes.

The mowing of the grounds was discussed and it was suggested that the insurance be checked to cover the operator.

Mr. Hall, trustee, then presented his activates. William Auer's lots #23 and 24 were transferred to Anne Auer. Motion made by Willard Rohrbaugh and seconded by Ray Schuman. Passed

Lot #4 is to be transferred from Estelle M. Baster to Edith M. Richardson. Miss Richardson was recommended for membership. Jack Siebenhar made the motion to accept her membership. It was seconded by Ray Schuman and passed by the board.

Next the lot #40 was transferred to John and Florence Lancaster from Thomas G. Stinchcolm. Willard Rohrbaugh moved the membership of the Lancasters be accepted. Howard Pretzer seconded the motion was passed.

the Art Kessler's wish to buy lot #65 was discussed. Howard Pretzer moved that the walk be moved from North side to the South side of lot #65 and Art Kessler be permitted to by said lot. Louis Siebenhar seconded and the motion passed. Price set at \$1283.21. It was agreed to recommend these changes to the annual meeting.

The water problem was discussed and Les Ruetener, Jack Siebenhar and Louis Siebenhar were appointed to check on the hydrants at the ends of the lines.

The board then nominated Gilbert Hall, Louis Manthey, Willard Rohrbaugh, Mr. James Henry, Art Kessler, Howard Reutenik, John Wise, Clark Martin, to be candidates for trustee.

The meeting closed with a prayer.

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TREASURER  
May 30, 1961

CASH POSITION

BASED ON 1960 - 1961 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	887.19	525.81	361.38
Tree Removal and Replacement	300.00	500.00	200.00 *
Clean-up of Grounds and Creek	200.00	40.50	159.50
Sewer and water	206.60	105.90	100.70
Road Repair	750.00	153.86	596.14
Rubbish and Garbage	556.50	376.25	180.25
Sta. Supplies and Postage	25.00	32.97	7.97*
Bookkeeping Expense	350.00	350.00	-0-
Erie County Taxes	6,237.26	6,237.26	-0-
Insurance Liability	112.37	-0-	112.37
Reserve Fund	500.00	500.00	-0-
Previous Year Deficit	<u>503.28</u>	<u>503.28</u>	<u>-0-</u>
TOTALS	\$10,628.20	\$9,325.83	\$ 1,302.37

Tax Collection Deficit for Nine year period

1,177.70 \*

\* Indicates a red figure

Respectfully submitted,  
*Ray D Schuman*  
Ray D. Schuman, P. A.  
Treasurer

HEIDELBERG BEACH ASSOCIATION  
VERMILION, OHIO  
LOT HOLDERS  
AS RECORDED  
MAY 30, 1961

Lot Numbers	NAME	ADDRESS
22-23-24	Mrs. William G. Auer	648 Coleman Rd. Mansfield, Ohio
4	Edith M Richardson	223 West Schaaf Rd, Cleveland 9 Ohio
8	Homer & Mintie Beck	R.D. #2 Ashland Rd., Mansfield, Ohio
15-16	C. Fred Brouse	Box 283 Sycamore, Ohio
66-67	Rev. C. Kent & Mary Jane Chidester	800 No. Barron St. Kenton, Ohio
69	Rev Brice L. & Leola E Chidester	2810 N. Ballas Rd. St. Louis 31 Mo.
45-46-47E	Albert C. & Lena H. Fahrland	R.D. 2 West Lake Rd., Vermilion Ohio
56-57	Gilbert & Freda Hall	7519 River Rd. Olmsted Falls, Ohio
91	Lenore K. Walter A. Hand	30894 Nantucket Rd. May Village. Ohio
95-96	James M. & Dollene J. Henry	R.D. 2 West Lake Rd. Vermilion, Ohio
62	James P. Hoffman, Jr.	14409 Bayes Ave. Lakewood 7, Ohio
63	Elizabeth Hoffman	Same
75-76	Esther M. Keller	1193 Ethel Ave. Lakewood 7, Ohio
53-54	Lorene E. Kennedy & Ann K Hertzner	58 Warren St., Tiffin, Ohio
64	Elsie M. Kessler	17308 Fernshaw Ave. Cleveland 11 Ohio
19-20-21	Adell M. Kleinecke & Christine I. Baumgardner	2194 Carabel Ave. Lakewood 7, Ohio
11	Elmer E. Knerr	955 East Schaaf Rd. Cleveland 31. Ohio

LOT NO.	NAME	ADDRESS
51-52	Arthur M. & Hazel H. Koester	257 Tuxedo Ave. Cleveland 31 Ohio
49-50	Robert W. Koester	Same
41-42-43	Nanetta L. Kohlmyer	14 West Main St. Norwalk, Ohio
58	Louis & Florence Manthey	250 East Schaaf Rd. Cleveland, 9 Ohio
97	Wallis E. & Millie F Martin Clark F. & Viriginie M. Martin	250 east Schaaf Rd. Cleveland 31. Ohio Same
70-71	Rev. Robert S. & Helen M Mathes	3217 Robin Rd. Louisville 13, Kentucky
87 88	Nevin C. & Mable M. Mayer	Apple Creek, Ohio
93	Dr. Nevin C Mayer	Same
6-7	Carveth P. & Kathy Mitchell	593 Steward Lanem Mansfield, Ohio
37?	Wilbur R. Harriet R Ossman	8314 Oxford Dr. Parma 29, Ohio
27	Harvey A. & Alma M. Pagel	4528 Burger Ave. Cleveland 9, Ohio
9	Mrs. Albert M. Pretzer	4685 Morningside Dr. Cleveland 9, Ohio
10	Albert M Pretzer	Same
33-34	Florence M. S. Pretzer	R.D. 2 West Lake Rd. Vermilion, Ohio
32-98	Howard B. Pretzer	Same
35-36	Willard C. Pretzer	R.D. 2 West Lake Rd. Vermilion, Ohio
37	Willard C. & Elizabeth S. Pretzer	Same
25-26	Howard F. & May M. Rath	4655 South Hills Rd. Cleveland 9 Ohio
31	David P. Reutener	R.D. 2 West Lake Rd. Vermilion, Ohio
18	James Reutener	Same
30 or 50?	Lester Reutener	Same

LOT NO	NAME	ADDRESS
1-2-3-	Mrs. Blanche O. Richardson	716 West Schaaf Rd. Cleveland 9 Ohio
59	Mrs. Anna W. Rohrbaugh Paul E. & Harriet Rohrbaugh	5210 Ira Ave. Cleveland 9, Ohio Same
5	Willard C. & Agnes Rohrbaugh	2107 Akins Rd. Brecksville, Ohio
94	Dr. & Mrs. A. J. Rowe	4753 West 20th St. Cleveland, 9 Ohio
99	Howard J. Ruetenik	R.D. 2 West Lake Rd. Vermilion Ohio
29	Paul Ruetenik	R.D. 2 West Lake Rd. Vermilion Ohio
83	Ray D. Schuman	R.D. 2 West Lake Rd. Vermilion Ohio
84-85	Ray D. Schuman & Margaret C. Schuman	Same
86	Margaret C. Schuman	Same
12-13-14	Peter & Elizabeth Sepper	21565 Lorain rd. Fairview Park, Ohio
81-82-68	Robert P. & Suzanne W. Sepper	21190 Parkwood Ave. Fairview Park 26 Ohio
44-45 46	Helen J. Shirer	R.D. 2 West Lake Rd. Vermilion Ohio
79-80	Jack N. & Dorothy R. Siebenhar	3268 N. 165th St. Cleveland 11 Ohio
73-74	Louis H. Sebenhar	2684 Forestview Ave. Cleveland 16, Ohio
140?	John & Florence Lancaster	49 Mason Ave. Delaware, Ohio
89-90	Richard & Norman Wagner	4605 Van Epps Rd. Cleveland 9 Ohio
17	Dorothy A. & Fred L. Warder	1449 Elmgrove Ave. Akron 12 Ohio
38	Prof. E. I. F. Williams	277 Perry St., Tiffin Ohio
61	Mrs. La Verne B. & Arnold F. Wilms Mrs. Anna M & Edward C. Scheutzow	4155 Elmore Ave Fairview Park 26 Ohio
92	Mildred Winter	R.D. 2 West Lake Rd. Vermilion Ohio
??-78	John E. & Ethel M. Wise	Citizen National Bank, Norwalk, Ohio

Thirty-eighth annual meeting of the Heidelberg Beach Association July 15, 1961

The meeting was called to order by the president, Louis Manthey. Rev. Carveth Michell led the group in prayer.

*Roll Call*

The minutes of the previous annual meeting and those of the meetings of the trustees held during the year were read by the secretary and approved.

The treasurer's report was presented by Ray Schuman, treasurer, and after discussion it was moved by Jack Siebenhar that it be accepted. Harvey Pagel seconded the motion which was passed.

Dr. Rowe then reported for the budget committee. Howard Pretzer moved to accept this report and Mr. Wilms seconded the motion. It was passed.

A motion was made by Dr. Rowe to give thanks to the treasurer, Ray Schuman for his fine work. Helen Shirer seconded the motion which was passed.

Les Reutener, the ground superintendent, then made his report showing that there were three more trees to be removed and that there was at present no solution to the dirty water problem.

The motion was then made by Mr. Fahrland and seconded by Mr. Pretzer that the trustees be allowed to unfreeze lot #28 when agreement could be worked out between Mr. Pagel and Paul Ruetenik. The motion Passed.

Howard Pretzer moved that the lot #65 be released to be sold. John Wise seconded the motion which passed. *Path to be Mr. Kessler*

Dr. Rowe moved to release all east and west paths. Helen Shirer seconded the motion which passed.

Helen Shirer suggested the treatment of the ground for poison ivy be applied.

The members present then voted on the trustees for the coming year, The election resulted in Gilbert Hall, Louis Manthey, Howard Ruetenik and Art Kessler being made trustees.

Ann Auer made a motion that Mrs. Rohrbaugh be thanked for her work on the Religious program. Mrs. Manthey seconded and the motion passed.

The meeting then adjourned with he members present repeating the Lord's Prayer.

Respectfully submitted,

Ern Kohlmyer, Secretary



HEIDELBERG BEACH ASSOCIATION  
REPORT OF TREASURER  
JULY 16, 1960 - JULY 15, 1961

General Account		5,290.90
Receipts		
Taxes Collected 12-1-60	4,900.60	
Taxes Collected 6-1-61	6,683.23	
Penalties for Delinquent Taxes	<u>13.05</u>	
Total Receipts	11,596.88	11,596.88
Expenses		
Upkeep of Grounds		
Equipment Repair	6.00	
Use of Equipment	64.00	
Mowing	521.05	
Street Lights	53.50	
Tree Replacement	594.50	
Clean-up	40.50	
Misc.	<u>88.70</u>	
Total Upkeep of Grounds	1,368.25	
Sewer & Water		
Sewer	-0-	
Water	37.64	
Electricity	<u>78.62</u>	
Total Sewer & Water=	116.26	
Rubbish & Garbage Collection	486.50	
Road Repair	153.86	
Stationery Supplies & Postage	36.78	
Bookkeeping Expenses	350.00	
Taxes Paid		
Last Half 1959	3,118.63	
First Half 1960	<u>4,028.24</u>	
Liability Insurance	<u>126.33</u>	
Total Expenses	9,784.85	<u>9,784.85</u>
Receipts in excess of expenses		1,812.03
Disbursement for New Mowing Equipment		964.60
Received for Old Mowing Equipment		64.60
Transfer to Reserve Fund		<u>500.00</u>
Net Change in General Account		412.03
General Account to date		<u>5,702.93</u>
Reserve Fund Cash		211.60
Transfer from General Fund	500.00	
Transfer to Cash Investments	711.60	
Reserve Fund Cash 7-15-61		-0-
Recreational Fund		32.82
Receipts from Transfer of Lots	30.00	
Recreational Fund-7-15-61		62.82
Petty Cash Fund		50.00

CASH POSITION  
 JULY 15, 1961  
 BASED ON 1960 - 1961 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	887.19	733.25	153.94
Tree Removal and Replacement	300.00	594.50	294.50*
Clean-up of Grounds and Creek	200.00	40.50	159.50
Sewer and water	206.60	116.26	90.34
Road Repair	750.00	153.86	596.14
Rubbish and Garbage	556.50	486.50	70.00
Sta. Supplies and Postage	25.00	36.78	11.78*
Bookkeeping Expense	350.00	350.00	-0-
Erie County Taxes	6,237.26	6,237.26	-0-
Insurance Liability	112.37	126.33	13.96*
Reserve Fund	500.00	500.00	-0-
Previous Year Deficit	<u>503.28</u>	<u>503.28</u>	<u>-0-</u>
TOTALS	\$10,628.20	\$9,878.52	\$749.68

Tax Collection deficit for ten year period      428.02 \*

\* Indicates a red figure

Respectfully submitted,  
*Ray D Schuman*  
 Ray D. Schuman  
 Treasurer

HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TAX COMMITTEE  
 ASSESSMENTS FOR 1961 - 1962 SEASON

Grounds	\$853.63	
Tree Removal and Replacement	404.11	
Clean-up of Grounds & Creek	200.00	
Sewer & Water	179.27	
Road Repair	750.00	
Rubbish & Garbage	546.00	
Sta. Supplies & Postage	25.00	
Bookkeeping Expense	350.00	
Erie County Taxes \$236,260 x\$34.10	8,056.47	
Insurance Liability	126.33	
Reserve Fund	500.00	
Previous Year Deficit	<u>428.02</u>	
TOTALS	\$12,418.83	12,418.83

DISTRIBUTION OF ASSESSMENTS TO LEASEHOLDERS

SEWER

	<u>LOT</u>	<u>HOMES</u>	<u>WATER</u>	<u>MAINTENANCE</u>	
Mowing				450.00	
Equip. Rental & Repair				225.00	
Street Lights				50.00	
Misc. Grounds				128.63	
Tree Removal & Rep.	404.11				
Clean-up	200.00				
Sewer & Water			179.27		
Road Repair				750.00	
Rubbish & Garbage				546.00	
Sta. Supplies & Postage				25.00	
Bookkeeping Expense	350.00				
Erie County Taxes	1,331.12	6,315.31			
Prop. Tax Deficit	410.04				
Insurance Liability				126.33	
Reserve Fund			500.00		
Previous Year Deficit	<u>428.02</u>				
TOTALS	3,123.29	6,315.31	679.27	2,300.96	12,418.83

ESTABLISHED RATES

	<u>LOT RATE</u>	<u>HOMES</u>	<u>SEWER</u>			<u>MAINTENANCE</u>			
			<u>WATER</u>	<u>V</u>	<u>S</u>	<u>W</u>	<u>V</u>	<u>S</u>	<u>W</u>
	7.93 Per100	34.10PM	2.63	9.42	24.40	13.08	32.87	54.46	
97 Taxable Lots	3,123.29'								
53 Vacant Lots					139.39			693.24	
34 Summer Residents					320.28			1,117.58	
9 Year Around Residents					219.60			490.14	
43 Taxable Buildings		<u>6,315.31</u>							
TOTALS	3,123.29	6,315.31	679.27				2,300.96-		12,418.83

Respectfully submitted, THE TAX COMMITTEE

Receipts	SERVICE DATE	ATTENDANCE COLLECTIONS	
	7-3-60	150	76.77
	7-10-60	137	74.10
	7-17-60	128	53.67
	7-24-60	162	69.93
	7-31-60	146	69.07
	8-7-60	123	60.56
	8-14-60	147	68.30
	8-21-60	100	54.11
	8-28-60	118	58.39
	9-4-60	<u>163</u>	<u>75.17</u>
TOTALS		1374	660.07

Expenses	8 Pastoral fees @ 25.00	200.00		
	2 Pastoral Fees @\$30	60.00		
	Electricity	9.50		
	Paint Pavilion	178.90		
	Blacktop Pavilion	14.45		
	Repair Awning & roping	16.20		
	Stationery Supplies & Postage	<u>4.00</u>		
	Total Expenses	483.05	<u>483.05</u>	
	Receipts in excess of expenses		177.02	<u>177.02</u>
Religious Fund to Date 7-15-61				603.46
Cash Investments				
	General Account	8,023.03		
	Interest Received	249.41		
	Sale of Lot #81	<u>1,372.14</u>		
	General Account 7-15-61	9,644.58	9,644.58	
	Reserve Fund 7-15-61	508.96		
	Interest Received	15.40		
	From Reserve Fund Cash	<u>711.60</u>		
	Reserve Fund 7-15-61	1,235.9	1,235.96	
	Religious Account	1,735.12		
	Interest Received	<u>52.56</u>		
	Religious Account 7-15-61	1,787.68	<u>1,787.68</u>	
Cash Investments to Date 7-15-61			12,668.22	12,668.22
Other Assets				
	Value of Five Unsold Lots	6,190.81		
	Mowing Equipment	900.00		
	Taxes Assessed but not due	<u>5,735.60</u>		
Other Assets 7-15-61		12,826.41		12,826.41

CASH RECAP OF ALL ASSETS JULY 15 1961

	<u>CHECKING</u>	<u>SAVINGS</u>	<u>CASH</u>	<u>TOTAL</u>	
General Account	5,702.93	9,644.58	50.00	15,397.51	
Reserve Fund	-0-	1,235.96	-0-	1,235.96	
Recreational Fund	62.82	-0-	-0-	62.82	
Religious Fund	<u>603.46</u>	<u>1,787.68</u>	<u>-0-</u>	<u>2,391.14</u>	
TOTALS	6,369.21	12,668.22	50.00	19,087.43	19,087.43
				Other Assets	<u>12,826.41</u>
Respectfully submitted,				Total Assets	31,913.84
Ray D. Schuman Treasurer				Net Worth 7-16-60	28,224.97
				Increase in Net Worth 1-25-61	3,688.87

The meeting was called to order by the retiring president, Louis Manthey.

Mr. Kohlmyer moved and Dr. Rowe seconded, that Ray Schuman act as temporary chairman. Motion passed.

Gilbert Hall then nominated Louis Manthey for president. Howard Ruetenik seconded the nomination and Dr. Rowe moved the nominations be closed and the secretary be instructed to cast a unanimous ballot for Louis Manthey for president. Jack Siebenhar seconded the motion which carried.

Mr. Kohlmyer then nominated Dr. Rowe for vice president and Mr. Kessler seconded the motion. Jack Siebenhar then made a motion to close the nominations and Louis Siebenhar seconded the motion. The motion carried.

Mr. Kessler then nominated Mr. Kohlmyer to continue as secretary. Jack Siebenhar seconded his motion. Les Reutener moved the nominations be closed and Mr. Hall seconded this motion. The motion passed.

Dr. Rowe then moved that Ray Schuman continue as treasurer and his motion was seconded by Howard Pretzer. The nominations were closed by a motion made by Jack Siebenhar and seconded by Ern Kohlmyer. Motion carried.

After Mr. Hall explained his reasons for relinquishing the position of Trustee, Howard Pretzer nominated Mr. Art Kessler for the position. Jack Siebenhar seconded the motion. The nominations were closed and motion carried. Mr. Kessler thus became trustee.

A motion was made by Howard Ruetenik commending Gilbert Hall for his long and faithful service as real estate trustee. Howard Pretzer seconded the motion which carried unanimously.

Ray Schuman moved that the executive committee be composed of Art Kessler, Howard Pretzer and Jack Siebenhar. Mr. Kohlmyer seconded the motion which passed.

Mr. Hall then reported on his activity to date. Lot #68 transferred from Robert Sepper and Susan Sepper to Art and Hazel Kessler. Motion by Howard Pretzer to approve and Jack Siebenhar seconded. Motion passed.

Lots #1,2,3 transferred from the estate of Blanche Richardson to Benjamin L. Richardson. Motion to approve was made by Ray Schuman and seconded by Art Kessler. Motion passed.

Dr. Rowe moved that the east and west paths be released to the adjacent lot owners for one (\$1.00) dollar or other nominal consideration. Howard Ruetenik seconded. Motion passed. The Board of Trustees agreed to sell one half of Lot #28 to Harvey Pagel and the other half to Paul Ruetenik.

After a discussion of the care of the grounds it was decided to investigate outside help.

The meeting adjourned.

Respectfully submitted,  
Ern Kohlmyer, secretary

OFFICERS AND COMMITTEE MEMBERS OF THE  
HEIDELBERG BEACH ASSOCIATION  
1961-62

BOARD OF TRUSTEES

Gilbert Hall	Jack Siebenhar	Howard B. Pretzer
Wilbert Ossman	Ernest Kohlmeyer	Howard Ruetenik
Dr A. J. Rowe	Lester Reutener	Arthur Kessler
Louis H. Siebenhar	Ray D. Schuman	Louis W. Manthey

OFFICERS

Louis W. Manthey, President	Ray D. Schuman, Treasurer
Dr. A. J. Rowe, Vice-President	Arthur Kessler, Real Estate Trustee
Ernest Kohlmeyer, Secretary	Gilbert Hall, Ass't. Real Estate"

TAX COMMITTEE

Dr. A. J. Rowe, Chairman  
Ray D. Schuman  
Wilbert Ossman  
Arthur Kessler  
Willard Rohrbaugh

BUILDING INSPECTORS

Ernest Kohlmeyer  
Louis H. Siebenhar  
Howard B. Pretzer

WATER, SEWER AND STREET COMMITTEE

Lester Reutener  
Howard Ruetenik  
Jack Siebenhar

AUDITORS

John Weiss  
Howard B. Pretzer

ZONING REGULATORS

Ray D. Schuman  
Lester Reutener

RELIGIOUS SERVICES

Mrs. H. J. Rohrbaugh

GROUNDS SUPERINTENDENT

Lester Reutener  
Howard Reutenik, Asst.  
Dr. N. Mayer

TREE COMMITTEE

Howard Ruetenik  
Lester Reutener

THE HEIDELBERG BEACH ASSOCIATION

Minutes of March 28, 1962

The meeting was opened with a prayer led by Dr. Rowe

The secretary's minutes were read and after correction approved.

The treasurers report was then presented by Ray Schumann and was accepted by tile trustees and a copy is hereby attached.

Dr. Rowe reported for the tax committee. The budget presented was moved for adoption by Dr. Rowe and Wilbur Ossman seconded. The motion passed.

Art Kessler, real estate trustee, then reported as to the activities in his department. He reported the sale of lot #65 on Kentucky Road from the association to Arthur J. and Elsie M. Kessler as of December 30, 1961, at the price of \$1283.21. Also the sale of Lots numbered 12-13-14 on Pennsylvania Road from Elizabeth M. Sepper to Lena H. Fahrlands as of January 2, 1962, at the price of 15,500.00.

Dr. Rowe moved the, action be passed and Louis Siebenhar seconded. The motion passed.

Ray Schuman moved the action be approved and Howard Reutenik seconded. Motion passed.

A motion was made by Howard Pretzer seconded by Dr. Rowe that Art Kessler be authorized to contact lot owners adjacent to the paths and offer these at \$1.00 per 1/2 path. The motion passed.

Les Reutener reported the grounds were to be mowed under contract at \$18.50 per mowing. He suggested a note of thanks be sent to the township trustees for the mow removal.

Mr. Art Kessler presented the plans for addition to his house, Dr. Rowe moved they be approved, Mr. Hall seconded and the motion passed.

Dr. Rowe moved that Miss Keller be permitted to buy an- organ for the church with \$400 at her disposal. Mr. hall seconded and the motion passed.

Mr. Hall moved to give \$300.00 to World Service from the religious fund. Howard Reutenik seconded and the motion passed.

Howard Reutenik, Howard Pretzer, Les Ruetener were nominated by Ray Schuman to get estimates on the reconstruction of the pier. The motion passed.

Ray Schuman agreed to check on the water situation with contact on the rates from Huron.

The meeting adjourned with the Lord's prayer.

Respectfully submitted,

Ernest Kohlmyer, secretary

May 8, 1962

Church World Service  
General Synod, Charles H. Lockyear. Treasurer  
Evangelical and Reformed Church  
1720 Choudau Ave.  
St., Louis 3, Mo.

Dear Mr. Lockyear,

On behalf of the people who have contributed to our summer church services at Heidelberg Beach, Vermilion, Ohio. I am happy to forward this check,

There are many Christian denominations represented by this contribution. Because of this we feel that the money should be used to further Gods work "world wide."

We do want to impress on you that there are no restrictions concerning the disbursement of these funds.

Very truly yours,

Ray D. Schuman,  
Treasurer



THE HEIDELBERG BEACH ASSOCIATION

May 30, 1962

The Pavilion Heidelberg Beach  
Organization meeting of the Board of Trustees

The secretary's minutes were read and approved.  
The treasurer reported a cash position of \$17,950.

A letter of thanks was read From the World Service Organization in response to the gift of \$300 from the religious Fund.

Les Ruetener reported that the cost of the mowing had been raised to twenty-five dollars per time. All agreed this was still a reasonable price.

Our real estate trustee, Art Kessler, then reported that the lot #38 was to be transferred From Dr. Williams to Elizabeth Pretzer for \$1200. Mr. Hall moved the action be approved, Louis Siebenhar seconded the motion and it passed.

The matter of the paths was discussed and the president is to appoint a committee to meet with the zoning board. The matter was then tabled for lack of information.

It was reported that Dr. Mayer sent out twenty trees to be planted on the grounds. A motion was made by Les Reutener that the secretary send a letter of thanks to Dr. Mayer for this gesture. Louis Siebenhar seconded the motion and it was passed. It was suggested that the trees on the promenade be labeled.

The committee on the pier work is to continue with plans. Howard Ruetenik reported progress to date. A motion by Howard Pretzer for the committee to proceed with the work if it could be done for \$8300, fell short for lack of a second to the motion.

Howard Ruetenik then discussed the conditioning of the west bank. It was agreed to taper the bank to meet the work done by Paul Ruetenik.

A motion was made by Wilbur Ossman to paint the benches and tables prior to the opening of the season. Gilbert Hall seconded and the motion passed.

It was agreed that the pole at the west end of the property be removed and the wires be laid underground.

The meeting adjourned with the Lord's prayer.

Your secretary  
Ern Kohlmyer

The meeting was continued on the first of July to nominate candidates for the trustees for the annual meeting. Nominated were Dr. A.J. Rowe, Les Ruetener, Louis Siebenhar, Ernest Kohlmyer, Willard Rohrbaugh, Norman Wagner, Carveth Mitchell, and John Wise.

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(letter head of)

The United Church Board  
for World Ministries

William C. Nelson, President  
Alford Carleton, Executive Vice President  
Everett A. Babcock, Treasurer

DIVISION OF WORLD SERVICE  
Reginald H. Helfferich, General Secretary  
Mrs. J. K. Braun, (St. Louis)  
Waif er C. Tong (New York)  
Theodore H. Van Dyck (St. Louis)

BOSTON 8, MASS., 14 Beacon St.  
Tel. Capitol 7-1750 Cable:FERNSTALK BOSTON  
NEW YORK 27, N.Y., 475 Riverside Drive  
Tel. Riverside 9-2200 Cable: FERNSTALK NEW YORK  
ST. LOUIS 3, MO., 1720 Choufeau Ave.  
Tel. Garfield 1-1544 Cable: WORLDSEV ST. LOUIS

May 18, 1962

Mr. Ray D. Schuman, Treasurer  
Heidelberg Beach Association  
West Lake Road, R. D. # 2  
Vermilion, Ohio

Dear Mr. Schuman:

Will you kindly extend our very sincere thanks to the people who have contributed to your Summer church services at Heidelberg Beach, Vermilion, Ohio, for their glorious gift of \$300 for World Service. We shall see that it is sent on its way of loving kindness and Christian witness with all speed. Part of it will be used for the distribution of surplus food. One hundred dollars will place in the hands of hungry people twenty tons of food. The other two hundred dollars we will use for sending baby chicks and other types of farm animals in our program of helping people help themselves.

We hope that with our personal word of thanks for the joy your gift has brought us may come an echo of the heartfelt thanks of the untold number of other children of God who will be blessed and helped by your gift.

Sincerely yours,

(signed)

Reginald H. Helfferich,  
General Secretary

RHH: j s

Dictated by Dr. Helfferich but signed in his absence.

THE HEIDELBERG BEACH ASSOCIATION

July 15, 1962

Special meeting of the board of trustees for consideration for the pier project and sewer problem.

Present were Louis Manthey, Howard Ruetenik, Les Ruetener, Jack Siebenhar, Louis Siebenhar, Howard Pretzer, Ray Schuman, Ernest Kohlmyer and Art Kessler.

Howard Ruetenik presented plans for improvement of the pier and also bids from : John Hill Co. of Lexington, Ohio, as the low bidder with 3/8" piling \$9050. and 3/16 piling \$7850. Smith, Streater, and Smith, of Vermilion, 3/8 piling \$10,300. and 3/16 piling \$8300. Hilaman Construction, Norwalk, 3/8 piling \$13,485. and 3/16 piling \$11,652.

Howard Pretzer moved and Jack Sieberhar seconded that the trustees recommend the \$9050 job for the piers and the motion was passed. The money all ready in the treasurers hands to be returned to the fund by assessment on the lots over a twenty year period. Art Kessler moved this action and Les Reutener seconded and the motion passed.

The trustees agreed to present to the annual meeting the expenditure of \$3,000 for the correction of sewer and creek difficulties. The funds to be taken from the reserve fund and from the water and sewer rates as presently administered over the 1963-4 season.

The meeting adjourned.

Respectfully

Ernest Kohlmyer

pg 36 on back of 35  
2 photographs of pier damage of Spring of 1962

The annual meeting of the Heidelberg Beach Association was held at the pavilion on July 21st, 1962 at 2:00.

The meeting was called to order by the President, Louis Manthey and the invocation was given by Gilbert Hall.

As Mr. Schuman called the roll it was found that those present and proxies constituted a quorum.

The minutes of the 1961 - 1962 meetings were read and approved with one correction.

The Treasurer's report, a copy of which is attached, was read and approved.

Mr. Schuman read the Tax Committee's report which was accepted as read.

The Real Estate Trustee, Art Kessler, reported that there are three cottages for sale. These belong to A. Fahrlan, Helen Shirer, and Dr. Rowe.

Ground Superintendent, Les Reutner, made his report that two more trees were to be removed, the pipes at the tennis court were removed and area cleaned, entrance signs repaired and reminded the summer residents that garbage collection will be discontinued on Oct. 1st until May 1st.

Mrs. Rohrbaugh reported on the religious services and secured the ministers for the season and made a request to owners who rent reminding them to attend church services and refrain from activities during the church hour.

An expression of thanks was given Mrs. Rohrbaugh for her fine efforts. It was also mentioned of the efforts of many others who give of their time to assist in making our services possible.

Howard Pretzer had nothing to report for the auditing committee.

Howard Ruetenik gave the report for the pier committee. A low bid from the Hill Construction Co. of \$9,050.00 was recommended. Howard Pretzer reported that the Lexington, Ohio credit rating Hill Construction was A I and business ethics of the finest. Mr. Wilms moved that we accept this recommendation seconded by Mrs. Rath. The motion carried.

Howard Ruetenik then reported for the Sewer and creek improvement. At the cost of \$3,000. a 12" tile would be laid connecting each of the present sewer drains and draining to the east line. The county engineer suggested that an easement be obtained from the adjourning property owner, Mr. Peirce, before proceeding.

Howard Pretzer moved we proceed with the sewer project improvement and finance it as suggested by the Board of Trustee to be paid in the 63-64 tax year. Mr. Mayer seconded the motion and it carried.

A note of Thanks was extended Mr. Ruetenik for his efforts on this committee Motion carried by acclamation.

The building Inspectors committee had nothing to report. It was suggested once again that owners who rent must warn the renters of compiling with the rules.

Les Ruetner asked to resign his position on the board and his duties as Supt. of Grounds. Howard Pretzer moved that we accept his resignation with regret. Helen Shirer seconded and motion carried.

The Elections of Trustees were held with the results as follows.

Louis Siebenhaar and Ernest Kohlmyer were reelected for three year term and Norman Wagner and DR. Carveth Mitchel were also elected.

Dr. Mayer suggested that the water at the bathing beach be tested periodically for pollution but no official action was taken. The meeting was closed with the Lord's Prayer.

Respectfully submitted,  
Jack Siebenhaar, Pro Tem

HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TREASURER JULY 15, 1961 JULY 21, 1962

General Account \$ 5,702.93

Receipts

Taxes Collected 12-1-61 5,735.60  
 Taxes Collected 6-1-62 6,402.29

Total Receipts 12,137.89

Expenses

Upkeep of Grounds

Equipment Repair 28.04  
 Use of Equipment -0-  
 Street Lights 65.66  
 Mowing 544.25  
 Tree Replacement 286.75  
 Cleanup of Grounds 129.00  
 Misc. 25.00

Total Upkeep of Grounds 1,078.70

Sewer & Water

Electricity 98.78  
 Sewer --0--  
 Water 129.36

Total Sewer & Water 228.14

Rubbish & Garbage 474.25

Road Repair 180.08

Sta. Sup. & Postage 40.13

Bookkeeping Expense 350.00

Taxes Paid

Last half 1960 4,028.24  
 First half 1961 3,827.41  
 Last half 1961 3,925.91 11,781.56  
 Liability Insurance 214.76

Total Expenses 14,347.62

Expenses in Excess of Receipts 2,209.73

Transfers to Reserve Fund 500.00

Net change in General Account 2,709.73

General Account July 21-1962 2,993.20

Reserve Fund Cash

Transfer from General Fund 500.00

Transfer from Cash Investments 500.00

Reserve Fund Cash 7-21-62 --0--

Recreational Fund 62.82

Receipts from Transfer of Lots 40.00

Recreational Fund 7-21-62 102.82

Petty Cash Fund 50.00

Religious Account	SERVICE DATE	ATTENDANCE	COLLECTIONS
Receipts	7-2-61	126	60.38
	7-9-61	112	46.78
	7-16-61	140	61.23

CASH POSITION

JULY 21, 1962

BASED ON 1961 - 1962 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	853.63	662.95	190.68
Clean-up of Grounds and Creek	200.00	129.00	71.00
Tree Removal and Replacement	404.11	286.75	117.36
Sewer and Water	179.27	228.14	48.87 *
Road Repair	750.00	180.08	569.92
Rubbish and Garbage	546.00	474.25	71.75
Sta. Supplies and Postage	25.00	40.13	15.13 *
Bookkeeping Expense	3 50.00	350.00	-0-
Erie County Taxes	8,056.47	8,056.47	-0-
Insurance Liability	126.33	214.76	88.43 *
Reserve Fund	500.00	500.00	-0-
Previous Year Deficit	<u>428.02</u>	<u>428.02</u>	<u>-0-</u>
TOTALS	\$12,418.83	\$11,550.55	\$868.28

Tax Collection Excess for eleven year period \$ 440.26

\* Indicates a red figure

Respectfully submitted,

*Ray D Schuman*

Ray D. Schuman  
Treasurer

SERVICE	DATE	ATTENDANCE	COLLECTIONS
	7-23-61	131	70.61
	7-30-61	145	70.79
	8-6-61	191	77.59
	8-13-61	135	59.13
	8-20-61	109	66.26
	8-27-61	104	54.50
	9-3-61	<u>145</u>	<u>78.22</u>

Expenses	1338	645.49	
8 Pastoral Fees @ \$30.00	240.00		
3 Pastoral Fees @ \$35.00	105.00		
Electricity	17.95		
Church world Service	500.00		
Painting Benches, Etc.	95.00		
Purchase of New Organ	<u>218.00</u>		
Total Expenses	975.95	75.95	
Expenses in Excess of Receipts		330.46	<u>330.46</u>

Religious Account 7-21-62 273.00

Cash Investments

General Account	9,644.58		
Interest Received	350.27		
Sale of Lot # 65	<u>1,283.21</u>		
General Account 7-21-62	11,278.06	1,278.06	
Reserve Fund	1,235.26		
Interest Received	42.72		
From Reserve Fund Cash	<u>500.00</u>		
Reserve Fund 7-21-62	1,778.68	1,778.68	
Religious Account	1,787.68		
Interest Received	<u>64.07</u>		
Religious Account 7-21-62	1,851.75	<u>1,851.75</u>	

Cash Investments 14,908.49 14,908.49

Other Assets

Value of Four Unsold Lots	5,152.83		
Mowing Equipment	720.00		
Taxes assessed but not due	5,470.44		
Taxes Duo & Unpaid			
Lot #29 Paul Ruetenik	19.61		
Late Charges Added	<u>1.96</u>		
Total Taxes Due & Unpaid	21.57	<u>21.57</u>	
Other Assets 7-21-62	11,344.84		11,344.84

CASH RECAP AS OF JULY 21, 1962

	CHECKING	SAVINGS	Cash	TOTAL
General Account	2,993.20	11,278.06	50.00	14,321.26
Reserve Fund	-0-	1,778.68	-0-	1,778.68
Recreational Fund	102.82	-0-	-0-	102.82
Religious Account	<u>273.00</u>	<u>1,851.75</u>	-0-	<u>2,123.71</u>
TOTALS	3,369.02	14,908.49	50.00	18,327.51

Respectfully submitted,  
Ray D. Schuman  
Treasurer

Other assets 11,344.84  
Total Assets 29,672.35  
Net worth 7-15-61 31,913.84  
Decrease Net worth 7-21-62 2,241.49



HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TAX COMMITTEE  
ASSESSMENTS FOR 1962 - 1963 SEASON

Grounds	\$669.67
Equip. Amortization	180.00
Tree Removal and Replacement	402.72
Clean-up of Grounds & Creek	200.00
Sewer & Water	225.39
Road Repair	750.00
Rubbish & Garbage	546.00
Sta. Supplies & Postage	25.00
Bookkeeping Expense	350.00
Erie County Taxes \$239,300 x \$32.40	7,753.32
Insurance Liability	290.24
Reserve Fund	500.00
Previous Year Deficit	-0-
TOTALS	\$11,892.34

DISTRIBUTION OF ASSESSMENTS TO LEASEHOLDERS

	<u>LOT</u>	<u>HOMES</u>	<u>SEWER WATER</u>	<u>MAINTENANCE</u>	
Mowing				450.00	
Equip. Amortization				180.00	
Street Lights				60.00	
Misc. Grounds				159.67	
Tree Removal & Rep.	402.72				
Clean-up	200.00				
Sewer & Water			225.39		
Road Repair				750.00	
Rubbish & Garbage				546.00	
Sta. Supplies & Postage				25.00	
Bookkeeping Expense	350.00				
Erie County Taxes	1,287.65	6,098.96			
Prop. Tax Deficit	366.71				
Insurance Liability				290.24	
Reserve Fund			500.00		
Previous Year Deficit	-0-				
TOTALS	2,607.08	6,098.96	725.39	2,460.91	11,892.34

ESTABLISHED RATES

	<u>LOT RATE</u>	<u>HOMES</u>	<u>SEWER WATER</u>			<u>MAINTENANCE</u>		
			V	S	W	V	S	W
	6.56 Per100	32.40PM	2.76	9.77	29.30	13.73	34.15	65.53
98 Taxable Lots	2,607.08							
54 Vacant Lots				149.04			741.42	
35 Summer Residents				341.95			1,195.25	
8 Year Around Residents				234.40			524.24	
45 Taxable <u>Building</u>		6,098.96						
TOTALS	2,607.08	6,098.96		725.39			2,460.91-	11,892.34

Respectfully submitted, THE TAX COMMITTEE

The meeting was called to order by Mr. Manthey. The following officers were nominated, the nominations were seconded, and unanimous ballots were cast: President - Lou Manthey; Vice President Howard Pretzer and Secretary - Ernest Kohmeyer; Treasurer - Ray Schuman; Real-estate trustee - Mr. Kessler with Mr. Hall assisting. It was then moved and seconded that Mr. Kessler secure a for safe-deposit box located conveniently for him, for Beach association papers, with Ray Schuman having access to it also.

Ray Schuman, Howard Pretzer and Mr. Kessler were requested to check the zoning regulations pertaining to the beach allotments so that the Pagel-Reutenik lot controversy can be settled.

Mr. Manthey will contact Mr. Fahrland and Les Reutener with regards to being co-chairman of the grounds committee.

Upon hearing Howard Reutenik's recommendations on the matter, motion was made, seconded and carried to negotiate a contract with the John Contracting Co. for pier repairs as per specifications in the amount of \$9,050.00. It was further decided to eliminate the spotlights on the pier. A vote of thanks was then extended to Howard Reutenik for a fine job of research on the pier negotiations.

The matter of installing a culvert to carry the creek along the southern boundary was then discussed. Mr. Howard Reutenik was asked to investigate the matter and contact our easterly adjacent neighbor for his views on this matter. Les Reutener, Howard Pretzer and Ray Schuman are also to be on this committee.

Lot numbers 51 and 52 were transferred from Arthur Koester to Mildred Grace Kramer and Evelyn Louise Kramer of Brooklyn Heights providing necessary letters of recommendation are provided.

THE HEIDELBERG BEACH ASSOCIATION

OFFICERS AND COMMITTEE MEMBERS OF  
THE HEIDELBERG REACH ASSOCIATION

1962 - 63

BOARD OF TRUSTEES

Gilbert F. Hall	Jack Siebenhar	Howard B. Pretzer
Wilbur R. Ossman	Ernest Kohlmeyer	Howard Ruetenik
Louis H. Siebenhar	Ray D. Schuman	Arthur J. Kessler
Norman L. Wagner	Dr. Carveth Mitchell	Louis W. Manthey

OFFICERS

Louis W. Manthey, President	Ray D. Schuman, Treasurer
Howard B. Pretzer, Vice-President	Arthur J. Kessler, Real Estate Trustee
Ernest Kohlmeyer, Secretary	Gulbert F. Hail, Ass't. Real Estate

TAX COMMITTEE

Wilbur R. Ossman, Chairman  
Ray D. Schuman  
Arthur J. Kessler  
Willard Rohrbaugh  
Norman L. Wagner

BUILDING INSPECTORS

Ernest Kohlmeyer  
Louis H. Siebenhar  
Howard B. Pretzer

WATER, SEWER AND STREET COMMITTEE

Howard Ruetenik  
A. C. Fahrland  
H. B. Pretzer  
Ray D. Schuman

AUDITORS

John Weiss  
Howard B. Pretzer

ZONING REGULATORS

Ray D. Schuman  
Jack Siebenhar  
Dr. C. Mitchell

RELIGIOUS SERVICES

Mrs. H. J. Rohrbaugh

GROUNDS SUPERINTENDENT

A. C. Fahrland  
Howard Ruetenik, Asst.  
Lester Reutener, Asst.

TREE COMMITTEE

Howard Ruetenik  
Dr. N. Mayer  
A.C. Fahrland

EXECUTIVE COMMITTEE

Arthur J. Kessler  
Howard J. Ruetenik  
Jack Siebenhar  
Plus Officers

*Meeting of Board of Trustee of Heidelberg Beach Association at the pavilion*

*The meeting was called to order by the President Louis Manthey who asked Reverend Carwith Mitchell to lead the group on prayer*

*A motion was made and passed to disperse with the minutes of the previous meeting.*

*The treasures Ray Schuman made is report of the financial condition and a notion was made ordering him to pay all bills at hand.*

*Art Kessler real estate trustee then made his report. A transfer has been made of Lot #30 from Lester L Reutener to Lester L and Mildred M Reutener and Lot # 31 from David Paul Reutener to Lester L and Mildred M Reutener.*

*Also lot #54 was transferred from Art Koester to Kramer.*

*A motion was then made by Ray Schuman that Evelyn & Mildred Kramer by made member of the association. Jack Siebenhar seconded the motion which passed*

*A motion was made by Mr. Hall to transfer lot 52 from Arthur & Hazel Koester to Mildred and Evelyn L Kramer. Motion was seconded & passed*

*ground superintendent Howard Ruitenik mentioned there were still several trees to be removed. The discussion of the septic tanks followed and it was agreed the tanks be cleaned. Wilber Ossman made the motion which Howard Pretzer seconded . the motion passed. Mr. Hall made a motions to clean up the East and West Lot lines. Ray Schuman seconded and the motion passed*

*It was agreed to sell the mowing equipment to Welker for its depreciated value. Mr. Schuman made the motion which was seconded by Mr. Kohlmyer and the motion passed.*

*It was agreed the creek situation was not at a stage to take any action but the committee was enlarged to include Howard Reutenik, Howard Pretzer and Al Fahrland.*

*Louis Manthey reported on a meeting with the zoning board meeting where it was indicated that we could do as we pleased concerning the lots.*

*It was then agreed to sell the pathways to adjoining lot owner for \$1 Each*

*Mr. Hall made a motion that Howard Reutenik be thanked for all his work on the pier and grounds. Mr. Ossman seconded and the motion passed.*

*The meeting then adjourned with the group repeating the Lord's Prayer*

*EHKohlmyer*

MINUTES OF TRUSTEES' MEETING APRIL 5, 1963

The meeting was called to order at the home of Norman Wagner by our president Louis Manthey at 8:50 p.m. Howard Pretzer gave the invocation. Jack Siebenhar read the minutes of the 1962 Annual Meeting and following trustees meeting. They were approved after one correction. Ray Schuman gave the treasurer's report which was approved as read and a vote of thanks given him for a job well done.

The real estate trustee, Art Kessler, read the following lot transfers: Transfer of lot 51 and 52 from Arthur and Hazel Koester to Evelyn Kramer and Mildred and Kramer. Transfer of lot 95 and 96 from Mr. Henry and Mrs. Dollene J. Henry to Dollene J. Henry. Transfers of paths to adjoining property owners:

65 A adjoining 65 to Arthur J. and Elsie M. Kessler for \$1.00.

66 A adjoining 66 to Mr. Kent and Mary Jane Chidester for \$1.00.

22A adjoining 22 to Anne C. Auer for \$1.00.

23 A adjoining 23 to Anne C. Auer for \$1.00,

37 A adjoining 37 to Willard and Elizabeth Pretzer for \$1.00.

36 A adjoining 36 to Willard and Elizabeth Pretzer for \$1.00.

42 A adjoining 42 to Nanetta Kohmyer for \$1.00.

A letter was sent to Paul Reutenik and to Mr. Pagel offering one-half of lot 28 as well as adjoining path to each of them for the price of \$667,02 plus \$1,00 (for the path). Mr. Pagel readily agreed to this offer, but Paul Reutenik asked for a 90-day option on said offer, which was (after some discussion) granted him to be effective beginning April 5, 1963. Mr. and Mrs. Lancaster, owners of lot 40, were offered lot 39, owned by the association, provided they were

interested in building on the two lots. They sent a letter in return stating that when they originally purchased lot 40 it was with the understanding that they could build on the one lot, as a result are not interested in Lot 39. They further have plans ready to construct a small cottage on 40 which renewed the discussion of building cottages on single lots. *OMIT* (A committee, headed by Howard Pretzer, was asked to study this lot situation to try to arrive at a definite policy for future construction.) The letters of recommendation for membership for Mr. and Mrs. Paul Clevenger of Seven Hills Village, Ohio, were received, but in as much as they are renting for the present, they are not eligible for membership at this time, but may be eligible for membership upon purchase of property at the beach.

The grounds committee report was presented by Mr. Farhland. He recommended either trimming the shrubs around the entrance sign or moving the sign. He was instructed to send a letter to the Erie County dog catchers asking whether some action can be taken against two large dogs running loose at the beach causing damage and frightening some of the residents. An estimate of \$175.00 was received for repairing the two entrance lights, Mr. Farhland was to check with the Ohio Edison Co. as to the installation of an overhead street light at the entrance as opposed to repairing the present ones, and was authorized to proceed with either one as he saw fit. He was to instruct residents to keep all clotheslines to the rear *or the sides* of, their properties.

The water and sewer committee report was given by Howard Reutenik. Mr. Pierce, our neighbor to the east, could not give permission to clean the drainage ditch without consulting the other three owners of the property, Howard Reutenik will try to arrange a meeting with the four owners and the county engineer with reference to tiling this ditch through our property. Septic tanks will be cleaned during April and May. He further reported that there are only a few more trees to be removed. The rusty water situation was discussed, but no action was taken.

The tax committee report was given by Will Ossman. There is just over a thousand dollar increase in the budget. Motion approved as suggested. with reference to the religions services, Mrs. Rohrbaugh has arranged for ten pastors to conduct services from July 30 through September 1. Notification will be made to all property owners as soon as these are definite.

The following committees were appointed:

Tax committee -- Will Ossman, Ray Schuman, Arthur Kessler  
Norman Wagner

Water & Sewer committee -- Howard Reutenik, Ray Schuman, Al Fahrland, Howard Pretzer

Zoning committee -- Ray Schuman, Jack Siebenhar, /Rev Carvan Mitchell

Grounds committee -- Al Fahrland, Howard Reutenik, Les Reutener

Building inspectors -- Ernest Kohlmyer, Louis Seibenhar,  
Howard Pretzer

Auditors -- John Wise and Howard Pretzer

Religious services -- Mrs. H. J. Rohrbaugh

Tree committee -- Howard Reutenik, Dr. Mayer, Al Fahrland

Executive committee -- Art Kessler, Howard Reutenik,  
Jack Seibenhar

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TREASURER JULY 21, 1962 - APRIL 5, 1963

General Account July 21, 1962		2,993.20
Receipts		
Taxes Collected 12-1-62	5,470.44	
Delinquent Taxes	19.61	
Penalty on Delinquent Taxes	1.96	
Loan payments Received	<u>25.00</u>	
Total Receipt	5,517.01	5,517.01
Transfer from Cash Investments to cover Pier Improvement	8,312.06	<u>8,312.06</u>
Total Receipts and Transfers		13,829.07
Expenses		
Up-keep of Grounds		
Mowing	170.00	
Street Lights	42.41	
Tree Replacement	20.00	
Install Electric Cable	145.00	
Repair Signs	<u>60.00</u>	
Total Up-keep of Grounds	437.41	
Sewer & Water		
Electricity	37.28	
Repair to Water System	136.41	
Bleach for Water System	<u>43.99</u>	
Total Sewer & Water	217.68	
Rubbish & Garbage	375.75	
Road Repair	534.00	
Stationery Supplies , Postage	15.04	
Bookkeeping Expense	350.00	
Taxes Paid First half 1962=	3,974.71	
Cost of Pier Improvement_	<u>9,268.57</u>	
Total Expenses	15,173.16	<u>15,173.16</u>
Expenses in Excess of Receipts & Transfers		1,344.09
General Account April 5, 1963		<u>1,649.11</u>
Petty Cash Fund April 5, 1963		50.00
Recreational Fund		102.82
Receipts from Transfer of Lots		<u>20.00</u>
Recreational Fund April 4, 1963		122.82



CASH POSITION

APRIL, 1963

BASED ON 1962 - 63 TAX COLLECTION

	<u>ESTIMTE</u>	<u>ACTUAL</u>	<u>DIFFERNCE</u>
Grounds	\$ 669.67	\$ 417.41	\$ 252.26
Equipment Amortization	180.00	180.00	-0.
Tree Removal & Replacement	402.72	20.00	382.72
Clean-up of Grounds & Creek	200.00	-0-	200.00
Sewer & Water	225.39	217.68	7.71
Rubbish & Garbage	546.00	375.75	170.25
Road Repair	750.00	534.00	216.00
*Sta. Supplies & Postage	25.00	15.04	9.96
Bookkeeping	350.00	350.00	-0-
Erie County Taxes	7,753.32	7,753.32	-0-
Insurance Liability	290.24	-0-	290.24
Reserve Fund	<u>500.00</u>	<u>500.00</u>	<u>-0-</u>
	\$ 11,892.34	\$ 10,363.20	1,529.14

Respectfully submitted,  
*Ray D Schuman*  
 Ray D. Schuman  
 Treasurer

Religious Account	SERVICE DATE	ATTENDANCE	COLLECTICNS	
Receipts	7-1- 62	100	61.11	273.00
	7-8-62	145	75.79	
	7-15-62	145	66.19	
	7-22-62	110	65.57	
	7-29-62	152	66.05	
	8-5-62	100	70.09	
	8-12-62	140	56.75	
	8-19-62	125	64.48	
	8-26-62	144	77.80	
	9-2-62	156	87.84	
Total Receipts & Attendance		1317	691.67	691.67
Expenses				
Seven Pastoral Fees \$ 35.00			245.00	
Pavilion Electricity			12.00	
Miscellaneous Expenses			11.00	
Total Expenses			268.00	268.00
Receipts in Excess of Expenses				423.67
Religious Account April 5, 1963				696.67
Cash Investments			11,278.06	
General Account				
Transfer to Cash for Pier Imp.			8,312.06	
Interest Received			60.68	
General Account April 5, 1963			3,026.68	3,026.68
Reserve Fund			1,778.65	
Interest Received			34.20	
Reserve Fund April 5, 1963			1,812.88	1,812.88
Religious Account			1,851.75	
Interest Received			41.64	
Religious Account April 5, 1963			1893.39	1,893.39
Cash Investments Total April 5, 1963				6,732.95
Other Assets				6,732.95
Pier Improvement			9,268.57	
Value of Four Unsold Lots			5,132.83	
Harold Welker Note			425.00	
Other Assets April 5, 1963			14,826.40	14,826.40

CASH RECAP AS OF APRIL 5, 1963

	CHECKING	SAVINOS	CASH	TOTAL	
General Account	1,649.11	3,026.68	50.00	4,725.79	
Reserve Fund	-0-	1,812.88		1,812.88	
Recreational Fund	122.82			122.82	
Religious Account	696.67	1893.39		2,590.06	
TOTALS	2,468.60	6,732.95	50.00	9,251.33	9,251.55
				Other Assets	14,826.40
				Total Assets	24,077.95
				Net Worth July 21, 1962	31,913.84
				Decrease In Net Worth	7,835.89

Respectfully submitted,  
*Ray D Schuman*  
 Ray D. Schuman  
 Treasurer

HEIDELBERG BEACH ASSOCIATION REPORT OF TAX COMMITTEE  
ASSESSMENTS FOR 1963 - 1964 SEASON

Grounds	\$ 699.92
Pier Improvement	471.57
Tree Removal and Replacement	300.00
Clean. Up of Grounds & Creek	203.62
Sewer & Water	250.01
Road Repair	750.00
Rubbish & Garbage	500.00
Sta. Supplies & Postage	15.00
Bookkeeping Expense	350.00
Erie County Taxes \$239,440 x \$33.20	7,949.42
Insurance Liability	125.00
Reserve Fund - Sewer Improvement	<u>1,200.00</u>
TOTALS	\$12,814.54

DISTRIBUTION OF ASSESSMENTS TO LEASEHOLDERS

	<u>LOT</u>	<u>HOMES</u>	<u>SEWER WATER</u>	<u>MAINTENANCE</u>	
Mowing				530.00	
Pier Improvement	471.57				
Street Lights				6.500	
Tree Grounds				104.92	
Tree Removal & Rep.	300.00				
Clean-up	203.62				
Sewer & Water			250.01		
Road Repair				750.00	
Rubbish & Garbage				500.00	
Sta. Supplies & Postage				.15.00	
Bookkeeping Expense	350.00				
Erie County Taxes	,319.44	6,254.21			
Prop. Tax Deficit	375.77				
Insurance Liability				125.00	
Reserve Fund			<u>1,200.00</u>		
TOTALS	\$3,020.40	\$6,254.21	\$1,450.01	\$2,089.92	\$12,814.54

ESTABLISHED RATES

	<u>LOT RATE</u>	<u>HOMES</u>	<u>SEWER WATER</u>			<u>MAINTENANCE</u>		
			<u>V</u>	<u>S</u>	<u>W</u>	<u>V</u>	<u>S</u>	<u>W</u>
	7.60 Per 100	33.20 PM	5.52	20.73	46.85	11.66	30.76	44.52
98 Taxable Lots	3,020.40							
54 Vacant Lots				298.08			629.64	
33 Summer Residents				683.43			1,015.08	
10 Year Around Residents				468.50			445.20	
44 Taxable Buildings		6,254.21						
TOTALS	\$3,020.40	\$6,254.21			\$1,450.01		\$2,089.92	\$12,814.54

Respectfully submitted,  
 THE TAX COMMITTEE

May 30, 1963  
at Pavilion

*Meeting Board of Trustees of Heidelberg Beach Association.*

*The meeting called to order by President Louis Manthey who asked Howard Pretzer to lead the group in prayer.*

*The members present were Louis, and Jack Siebenhar, Wilber Ossman, Gilbert Hall, Howard Ruetenik, Arthur Kessler, Louis Manthey, Ray Schuman Howard Pretzer, Norman Wagner & Ernest Kohlmeyer*

*Minutes of April 5, 1963 taken by Jack Siebenhar were read and approved.*

*The Treasurer's report was read and approved.*

*The report of the grounds committee was given by Howard Ruetenik. There were three trees lost of those planted last year for which we are to get a check as reimbursement.*

*The sewer project is still in the working stage, enlisting help from the county.*

*It was reported that Mrs. Rohrbaugh had a permanent Bible for the Pavilion.*

*Ray Schuman moved and Wilbur Ossman seconded the motion that the Pavilion be painted. Motion passed.*

*Norman Wagner moved and Ray Schuman seconded that drops be purchased for the other side of the pavilion. Motion passed*

*A committee was appointed consisting of Art Kessler, Louis Siebenhar, Wilber Ossman and Ray Schuman to study the problems of single lots.*

*The meeting adjourned with the repeating of the repeating of the Lord's prayer  
The meeting was continued on July 7, to nominate Ray Schuman, Wilbur Ossman, Jack Siebenhar, Howard Pretzer, Willard Pretzer, Ben Richardson, James, and Fred Warder.*

THE HEIDELBERG BEACH ASSOCIATION

Dear Member :

The opening service for the season at Heidelberg Beach will be held Sunday, June 30th. As we again look forward to a season of good fellowship and recreation we want to remember our obligations as members of the Association.

A copy of the rules and regulations should be posted in a prominent place in every cottage so that guests and renters may see it. Rule No. 1 states that leaseholders are responsible for the conduct of their guests, renters or visitors. We cannot emphasize this too strongly because a lot of our complaints are the result of actions by people who are not aware of what is required of them.

In particular, we also call to your attention rule No 8 regarding attire going to and from the beach; No 9: Dogs are not permitted on the grounds except those owned by members and then they must be kept on leash; No. 12: Driving speed must never exceed 20 miles per hour. Let's be careful for the many children who walk along our roads.

there are many men who give freely of their time to maintain and improve our grounds. We should appreciate their efforts and when possible give them a helping hand.

Let us all continue to maintain the fine conditions we have enjoyed at Heidelberg Beach.

THE BOARD OF TRUSTEES

P. S. Enclosed is a schedule of the services, for which we owe appreciation to Mrs. Rohrbaugh! and also a list of Officers and Committee Members.

*Good Letter*

## ADDRESSES OF PROPERTY OWNERS AT HEIDELBERG BEACH

AS OF JUNE 1, 1963

(many alterations in script)

Lot No.	Name and Address	Lot No.	
22,23,24	Mrs. William G. Auer 648 Coleman Road Mansfield, Ohio	64,65	Elsie M. & Arthur J. Kessler (17308 Fershaw Ave.) 2785 (Cleveland 11, Ohio) Preseila 16
8,6,7, Ashland Rd. Rt #2 Mansfield, O.	Homer & Minnie Beck (Mansfield Wholesale Supply Co. (210 N. Diamond St. P. O. Box 93 Mansfield, Ohio	19,20,21	Adell M. Kleinecke, (Christine I. Baumgardner) (Ester Kleinecke) 2194 Carabel Ave. Lakewood, (7),Ohio 44107
15,16	C. Fred Brouse Box 283 Sycamore, Ohio	11	Elmer E. Knerr 955 E. Schaaf Rd. Cleveland 31, Ohio
66,67 419-447- 9671	Rev. Kent & Mary Jane Chidester (800 N. Barron St.) Box 83G (Kenton, Ohio) RR#4 Tiffin 44883	68	(Arthur M. & Hazel H. Koester) (257 Tuxedo Ave.) (Cleveland, 31, Ohio)
9	Rev. Brice L. Leola E. Chidester 2810 N. Ballas Rd. St. Louis 31, Mo.	49,50	Robert W. Koester c/o Kramers (257 Tuxedo Ave.) 33W. Schaaf Rd. Cleveland, Ohio
47B 43 47,48,47B 646 E.Schaaf, Cleve.,O44131	Harvey & Joyce Foote (Albert C. & Lena H. Fahrland) (R. D. # 2 West Lake Rd.) (Vermilion, Ohio)	41,42,43	Nanetta L. Kohlmyer 14 West Main St. Norwalk, Ohio Jim- 39W. Schaaf
12,13,14	Lena H. Fahrland R. D. #2 West Lake Rd. Vermilion, Ohio	51,52,68	Mildred. & Evelyn L. Kramer 33 W. Schaaf Rd. Cleveland, 31, Ohio ? Kreke
56,57	Gilbert (& Ester) Hall 7519 River Road Olmsted Falls, Ohio	40	(John H. & Florence S. Lancaster) (49 Mason Ave) (Delaware, Ohio)
91	Lenore K. & Walter A. Hand 30894 Nantucket Rd. Bay Village, Ohio (Mail correspondence to: ) Dr. E. C. Knoll	58	Louis & Florence Manthey 6711 Brookside Dr. Cleveland, 9, Ohio W. T. Margard
	534 Upland Rd. Bay Village, Ohio (James H. &) Dollene J. Henry R. D. # 2 West Lake Rd. Vermilion, Ohio	97	Wallis E. & Millie F. Martin Clark F. & Virginia M. Martin 280 East Schaaf Rd. Cleveland, 31, Ohio ?
	John P. Hoffman, Jr. Elizabeth Hoffman 14409 Bayes Ave. Lakewood 7, Ohio	70,71	Rev. Robert S. & Helen M. Mathes (3217 Robin Rd.) 1605 St. Charles Ave. (Louisville 13, Kentucky) Lakewood, Ohio
75,76	Miss Ester M. Keller  1193 Ethel Ave. Lakewood, 7, Ohio	87,88, 93	Dr. ? Nevin C. Mayer Apple Creek, Ohio ? Homer Beck (Rev. Carveth P. & Kathy Mitchell) (593 Stewart Lane (Mansfield, Ohio
53,54 Lorene E. Kennedy & Anne K. Hertzner 58 Warren St. Tiffin, Ohio		77	Wilber R. & Harriet R. Ossman (8314 Oxford Dr.) 7505 Wake Robin Dr. Parma(29) 44130 Ohio

pg 55 Lot No.	Name and Address	Lot No.	Name and Address
27 +1/2 lot	Harvey A. & Alma M. Pagel 4528 Burger Ave. Cleveland 9, Ohio	83,84,85,86	Ray D. & Margaret C. Schuman R. D. # 2 West Lake Rd. Vermilion, Ohio
9,10	Mr. & Mrs. Albert M. Pretzer 4685 Morningside Dr. Cleveland 9, Ohio	81.82	Robert P. & Suzanne W. Sepper 2813 N. E.(2709 North East 34th Street) 25th StreetFort Lauderdale, Fla. 33305
32.33,34,98	Florence M. S. Pretzer & Howard B. Pretzer	45,44,46	Miss Helen J. Shirer 21921 River
Oaks Dr. Rocky River, O 44116 Cleveland, Ohio 44116	Vermilion, Ohio	2885 Pease Dr. Apt 218 (R. D. # 2 West Lake R. D. # 2 West Lake Rd. (Vermilion, Ohio)	
100	9235 N. Church Dorothea F. Pretzer 6935 York Rd Suite 79,80 (2019 Russell Ave.) ? L. Hts. 30 Cleveland (?) 44130 Ohio		Jack & Dorothy R. Siebenhar 4525 Valley (Forge) Drive Cleveland 16, Ohio 44126
35,36,37,38	Willard C. & Elizabeth S. Pretzer R. D. # 2 West Lake Rd. Vermilion, Ohio 44089	73,74	Louis H. Siebenhar & Betty A. 2684 Forestview Cleveland 16, Ohio 44116
25, 26	Howard F. & May M. Rath 4655 South Hills Dr. Cleveland 9, Ohio	?9,90	Richard & Norman Wagner 4605 Van Epps Rd. Cleveland 9, Ohio 44109
18	James Reutener West Lake Rd. R. D. # 2 Vermilion, Ohio	17	Dorothy A. & Fred L. Warder 1449 Elmgrove Ave. Akron 12, Ohio
30, 31	Mildred & Lester Reutener R. D. # 2 West Lake Rd. Vermilion, Ohio	61	Anna M. & Edward E. Scheutzow LaVerne B. & Arnold F. Wilms 4155 Elmore Ave. Fairview Park 26, Ohio 44126
1, 2, 3,	Mr. Ben L. Richardson 358 Springbrook Dr. Cleveland 31, Ohio	92	(Miss Mildred Winter) Rev.Alfred C. Kreke (R. D. # 2 West Lake Rd. Vermilion, Ohio) 75 Center Rd. Bedford, Ohio Vermilion, Ohio First Methodist Church Freedom at Broadway Alliance, Ohio
4	Edith M. Richardson 358 Springbrook Dr. Cleveland 31, Ohio	60,78	(John M. &) Ethel M. Wise c/o The Citizens National Bank Norwalk, Ohio
59	Anna W. Rohrbaugh(Mrs. H. J.) 5210 Ira Ave. Cleveland 9, Ohio		
5	Willard C. or Agnes B. Rohrbaugh 2107 Akins Rd. Brecksville, Ohio		
	(Dr. & Mrs. A. J. Rowe (4753 West 20th St. (Cleveland 9, Ohio	Mr. & Mrs. Paul Clevenger) 2593 Shady Lane) Cleveland, Ohio 44131)	
99	Howard J. Ruetenik R. D. # 2 West Lake Rd. Vermilion, Ohio	Norm Mayer 1235	
29 +28	(Paul B. Ruetenik) (West Lake Rd. R. D. # 2) (Vermilion, Ohio) Mrs. W. L. Margard Mr. & Mrs. Robert Reimsnyder Crestline, Ohio 1217 Park Road		

lines in script possibly added; ? means not readable see hard copy

## THE HEIDELBERG BEACH ASSOCIATION

The Fortieth Annual Meeting of the Heidelberg Beach Association was held on July 20, 1963, at 2 pm at the pavilion. The meeting was opened by prayer led by Rev. Chidester.

The roll call by Ray Schuman found fifty-two present and twenty-one proxies thus giving a quorum.

The minutes of the year were read by the secretary and after corrections, were accept

The Treasurer's report was read by Ray Schuman. Mr. Koester moved it be accepted. The motion was seconded by Mr. Pagel and the motion passed.

The budget report was then read by Wilbur Ossman and accepted.

Arthur Kessler, real estate trustee, then made his report showing one transfer from Carveth Mitchell to Homer Beck.

There was further discussion of building on single lots but no action was taken. Mr. Fahrland, ground superintendent, reported that most of the dead trees had been removed' Also mentioned was that the dog problem still existed and it was suggested that owners remind renters to leave dogs at home.

Howard Ruetenik reported on the sewer project and said that work was still being done.

Mrs. Rohrbaugh reported on the religious services and the group thanked her for her work in keeping the program going.

It was moved by Ray Schuman and seconded that a letter be written to Mr. Reiber about his stray dogs.

The charge for mowing was raised to \$50.00 per mowing.

Mr. Kessler suggested that the four remaining lots be unfrozen. Les Ruetner so moved and Jack Sieberhar seconded the motion, which passed.

Rev. Chidester made a motion of appreciation to the trustees. It was seconded by Mr. Wilms and motion carried.

A motion was made to dig test holes to check the water lines. Motion carried.

The annual election for new trustees was held and Ray Schuman, Wilbur Ossman, Howard Pretzer and Willard Pretzer were elected for a three-year term.

The meeting then adjourned.

Respectfully submitted,

Ern Kohlmyer, Sec.



HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TREASURER JULY 20, 1963

General Account, July 21, 1962			2,993.20
Receipts			
Taxes Collected 12-1-62	5,470.44		
Taxes Collected 6-1-63	6,970.85		
Delinquent Taxes & Penalty	21.57		
Harold Welker note principal & int	<u>475.50</u>		
Total Rec	12,938.36	12,938.36	
Expenses			
Up-keep of Grounds			
Mowing	510.00		
Street Lights-electricity	52.20		
Repair to Street Lights	155.00		
Tree Replacement	190.00		
Install Electric Gable (Boat House)	145.00		
Repair Signs	60.00		
Grounds Clean-up	18.00		
Miscellaneous Ground	<u>37.16</u>		
Total Up-keep of Grounds	1,167.36		
Sewer & Water			
Electricity	59.92		
Repair Water System	336.66		
Bleach for Water System	46.40		
Sewer Maintenance	<u>10.00</u>		
Total Sewer & Water	452.98		
Rubbish & Garbage	486.00		
Road Repair	534.00		
Stationery, Supplies, Postage	37.76		
Bookkeeping Expense	350.00		
Erie County, 1962 Property Taxes	<u>7,949.42</u>		
Total Current Expense	10,977.52	10,977.52	
Transfer from Cash Investments to Cover			
Cost of Pier		8,312.06	
Cost of New Concrete & Steel Pier		9,268.57	
Transfer to Reserve Fund 1963-64 Collection		1,200.00	
Transfer to Cash Investments Pier Improvement			
1963-64 Collection		471.57	
Advanced for Septic Tank Cleaning		<u>600.00</u>	
Net change in General Account		1,267.24	<u>1,267.24</u>
General Account to date			1,725.96
Petty Cash Fund			50.00
Recreational Fund			102.82
Receipts from Transfer of Lots		38.00	
Recreational Fund to date			140.82

CASH POSITION  
JULY 20, 1963

BASED ON 1962 - 63 TAX COLLECTION

	<u>ESTIMATE</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	\$669.67	\$959.36	\$289.69*
Equipment Amortization	180.00	180.00	-0-
Tree Removal & Replacement	402.72	190.00	212.72
Clean-up of Grounds & Creek	200.00	18.00	182.00
Sewer & Water	225.39	452.98	227.59*
Rubbish & Garbage	546.00	486.00	60.00
Road Repair	750.00	534.00	216.00
Sta. Supplies & Postage	25.00	37.76	12.76*
Bookkeeping	350.00	350.00	-0-
Erie County Taxes	7,753.32	7,753.32	- 0-
Insurance Liability	290.24	-0-	290.24
Reserve Fund	<u>500.00</u>	<u>500.00</u>	<u>-0-</u>
	\$ 11,892.34	\$ 11,461.42	\$ 430.92

Respectfully submitted,

*Ray D Schuman*

Ray D. Schuman Treasurer

\* Indicates a red figure

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TREASURER JULY 20, 1963

Reserve Fund				- 0 -
Transfer from General Account 1963-64 Collection			\$1,200.00	
Reserve Fund to date				\$1,200.00
Religious Account 7-21-62				223.00
Receipts	SERVICE			
	DATE	ATTENDANCE	COLLECTIONS	
	7-1-62	100	61.11	
	7-8-62	145	75.79	
	7-15-62	145	66.19	
	7-22-62	110	65.57	
	7-29-62	152	66.05	
	8-5-62	100	70.09	
	8-12-62	140	56.75	
	8-19-62	125	64.48	
	8-26-62	144	77.80	
	9-2-62	<u>156</u>	<u>87.84</u>	
Total Attendance and Receipts		1317	691.67	\$691.67
Expenses				
Ten Pastoral Fees @ \$35.00			350.00	
Pavilion Electricity			18.00	
Painting Pavilion			210.00	
Miscellaneous Expenses			<u>33.25</u>	
Total Expenses			611.25	<u>611.25</u>
Net Change in Religious Account				80.42
Religious Account to date				<u>\$353.42</u>
Cash Investments				
General Account				11,278.06
Transfer to Cash Account Pier Imp.			8,312.06	
Transfer from Cash Account Pier Amortization			471.57	
Interest Received			<u>121.20</u>	
General Account to date				3,558.77
Reserve Fund				1,778.68
Interest Received			70.23	
Reserve Fund to date				1,848.91
Religious Account				1,851.75
Interest Received			79.38	
Religious Account to date				1,931.13
Cash Investment Total to date				<u>7,338.81</u>

CASH RECAP AS OF JULY 20, 1963

	<u>CHECKING</u>	<u>SAVINGS</u>	<u>CASH</u>	<u>TOTAL</u>	
General Account	1,725.96	3,558.77	50.00	5,334.73	
Reserve Fund	1,200.00	1,848.91		3,048.91	
Recreational Fund	140.82	-0-		140.82	
Religious Fund	<u>353.42</u>	<u>1,931.13</u>		<u>2,284.55</u>	
Totals	3,420.20	7,338.81	50.00	10,809.01	10,809.01
Other Assets					
Pier Improvement		8,797.00			
Value of Four Unsold Lots		5,132.83			
Taxes Assessed and Due 12-1-63		6,117.05			
Advanced for Septic Tank Cleaning		<u>600.00</u>			
Total Other Assets		20,646.88			<u>\$20,646.88</u>
Total Assets \$31,455.89					31,455.89
Total Liabilities none					
Net Worth 7-20-63					31,455.89
Net Worth July 21, 1962	\$31,913.84				457.95
Decrease in Net Worth					

HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TAX COMMITTEE  
ASSESSMENTS FOR 1963- 1964 SEASON

Grounds	\$699.92
Pier Improvement	471.57
Tree Removal and Replacement	500.00
Clean-up of Grounds & Creek	203.62
Sewer & Water	250.01
Road Repair	750.00
Rubbish & Garbage	500.00
sta. Supplies & Postage	15.00
Bookkeeping Expense	350.00
Erie County Taxes \$239,440 x \$33.20	7,949.42
Insurance Liability	125.00
Reserve Fund- Sewer Improvement	<u>1,200.00</u>
TOTALS	\$ 12,514.54

DISTRIBUTION OF ASSESSMENTS TO LEASEHOLDERS  
 SEWER

	LOT	HOMES	WATER	MAINTENANCE	
Mowing				530.00	
Pier Improvement	471.57				
Street Lights				65.00	
Misc. Grounds				104.92	
Tree Removal & Rep.	300.00				
Clean-up	203.62				
Sewer & Water			250.01		
Road Repair				750.00	
Rubbish & Garbage				500.00	
Eta. Supplies & Postage				15.00	
Bookkeeping Expense	350.00				
Erie County Taxes	1,319.44	6,254.21			
Prop. Tax Deficit	375.77				
Insurance Liability				125.00	
Reserve Fund			1,200.00		
TOTALS	<u>\$3,020.40</u>	<u>\$6,254.21</u>	<u>\$1,450.01</u>	<u>\$2,089.92</u>	<u>\$12,814.54</u>

ESTABLISHED RATES

	LOT RATE	HOMES	WATER				SEWER		
			V	S	W	V	S	W	
									33.20PM
98 Taxable Lots	3,020.40								
54 Vacant Lots				298.08				629.64	
3} Summer Residents				683.43				1,015.08	
10 Year Round Residents				468.50				445.20	
44 Taxable Buildings		6,254.21							
TOTALS	<u>\$3,020.40</u>	<u>\$6,254.21</u>	<u>\$1,450.01</u>				<u>\$2,059.92</u>		<u>\$12,814.54</u>

Respectfully submitted THE TAX COMMITTEE

THE HEIDELBERG BEACH ASSOCIATION

July 20, 1963

Organizational meeting

A motion was made by Mr. Kohlmyer that Ray Schuman act as temporary chairman. The motion passed. Mr. Schuman accepted nominations of Louis Manthey, for President, Howard Pretzer for Vice President, Ernest Kohlmyer for Secretary, and Ray Schuman for Treasurer. These persons were unanimously returned to office.

Arthur Kessler was continued as real estate trustee.

The trustees appointed O. Kent Chidester to fill the vacancy left by the resignation of Rev. C. Mitchell.

The trustees then agreed to accept the transfer of lots #6 and #7 to Mr. Homer Beck from Rev. O. Mitchell.

The Association lots next to Mr. Pagel was discussed and it was agreed to sell 1/2 of the lot to Mr. Pagel if he wishes it, at the present value.

Meeting adjourned.

Respectfully submitted,

Ern Kohlmyer, Secretary

THE HEIDELBERG BEACH ASSOCIATION  
OFFICERS AND COMMITTEE MEMBERS OF  
THE HEIDELBERG BEACH ASSOCIATION

1962- 63 4

BOARD OF TRUSTEES

Gilbert F. Hall  
Wilbur R. Ossman  
Louis H. Siebenhar  
Norman L. Wagner

*Willard Pretzer*  
(Jack Siebenhar)  
Ernest Kohlmeyer  
Ray D. Schuman  
(Dr. Carveth Mitchell)  
*Rev. C K Chidester*

Howard B. Pretzer  
Howard Ruetenik  
Arthur J. Kessler  
Louis W. Manthey

OFFICERS

Louis W. Manthey, President  
Howard B. Pretzer, Vice-President  
Ernest Kohlmeyer, Secretary

Ray D. Schuman, Treasurer  
Arthur J. Kessler, Real Estate Trustee  
Gulbert F. Hall, Ass't. Real Estate

TAX COMMITTEE

Wilbur R. Ossman, Chairman  
Ray D. Schuman  
Arthur J. Kessler  
Willard Rohrbaugh  
Norman L. Wagner

BUILDING INSPECTORS

Ernest Kohlmyer  
Louis H. Siebenhar  
Howard B. Pretzer

WATER, SEWER AND STREET COMMITTEE

Howard Ruetenik  
A. C. Fahrland  
H. B. Pretzer  
Ray D. Schuman

AUDITORS

John Weiss  
(Howard B. Pretzer)  
Willard Pretzer

ZONING REGULATORS

Ray D. Schuman  
Jack Siebenhar  
Dr. C. Mitchell

RELIGIOUS SERVICES

Mrs. H. J. Rohrbaugh

GROUNDS SUPERINTENDENT

A. C. Fahrland  
Howard Ruetenik, Asst  
Lester Reutener, Asst

TREE COMMITTEE

Howard Ruetenik  
Dr. N. Mayer  
A, C. Fahrland

EXECUTIVE COMMITTEE

Arthur J. Kessler  
Howard J. Ruetenik  
(Jack Siebenhar) Rev C K Chidester  
Plus Officers

THE HEIDELBERG BEACH ASSOCIATION

Labor Day Sept. 2, 1963

The Board of Trustees of the Heidelberg Beach Association met at the pavilion with Ray Schuman, Louis Manthey, Louis Siebenhar, Willard Pretzer, Howard Pretzer Howard Ruetenik and Ernest Kohlmyer.

The meeting was called to order by President, Louis Manthey, who opened the meeting with a prayer.

The Treasurer's report was given by Ray Schuman who also read the outstanding bills. The report was accepted and the bills ordered to be paid.

The speaker system at the pavilion was discussed and it was decided to check on this for next year.

Again the question of garbage can and rubbish on the West lot line was discussed. It was agreed to notify the property owners of the problem.

Howard Ruetenik discussed the creek problem. He reported that a sewage plant for the beach would cost at least \$49,000.00. It was agreed the committee should continue its work on the project with help from the county with the possibility of cleaning and rerouting the creek bed. A motion was made by Howard Pretzer, seconded by Howard Ruetenik to put corrugated steel pipe on the ends of the existing drains, Motion passed.

The winter water problem was discussed and it was agreed to but a two inch plastic line to the well for filling in the extreme cold weather.

The meeting then adjourned.

Respectfully submitted,

Ern Kohlmyer, Secretary

THE HEIDELBERG BEACH ASSOCIATION

December 8, 1963

Mr. and Mrs. John Lancaster  
49 Mason Ave.,  
Delaware, Ohio

Dear Mr. and Mrs. Lancaster:

The Board of Trustees of Heidelberg Beach Association met this last week and those present do not approve of a transfer of Lot #40 to Heidelberg College because we feel it would be a burden on the college and also holder the chain of transfer. The Board, though, did agree to purchase the lot from you at a fair price. If this is agreeable, will you make an offer of sale to the President, Mr. Louis Manthey at 6711 Brookside Dr., Cleveland 9, Ohio.

Hoping this meets with your approval, I remain

Yours truly,

Secretary

EK



(letterhead)

**Erie County Commissioners**

J.R.CRECELIUS PAUL B. RUETENIK FRED H. DEERING  
EUNICE CONLEY, CLERK OF BOARD- PHONE 625 - 9573

**COURT HOUSE- SANDUSKY, OHIO**

February 7, 1964

Mr. Ray D. Schuman  
West Lake Road  
Vermilion, Ohio

Dear Mr. Schuman:

In accordance with our discussion of January 29, 1964, we are submitting the following preliminary estimates of construction costs of water mains in Heidelberg Beach, preliminary estimates of assessments, estimated annual payments of assessments for 10 year and 20 year periods, costs of taps, and estimated average annual water bills for year around and summer residents. Enclosed is a map with a preliminary plan of the proposed installation of water mains and a petition which, if signed and submitted by the proper representatives of the property owners, would start the proceedings for construction of the mains.

The preliminary estimate of costs for the water mains including fire hydrants and valves as shown on the enclosed preliminary plan is as follows:

Estimated Construction Costs	\$25,300.00
Financing, Legal, Contingencies, Temporary Connection, and Engineering	<u>5,700.00</u>
Total Estimated Cost	\$31,000.00

This estimated cost is approximately \$9,000.00 less than the estimated cost given to you at our January 29 meeting. We have made more thorough evaluation of this project since January 29, and we believe that the savings in construction of the water mains along back lot lines as shown on the preliminary plan will more than offset the cost to the property owner of reconnecting existing service lines from the street side of residences to the side facing the new mains.

2/7/64

Mr. Ray D, Schuman

lots The assessments could be broken down on a per lot basis, The preliminary assessment for each of 100 would then be \$310.00. The estimated annul payments per lot for assessments over 10 year and 20 year periods with interest at 3 1/2% is as follows:

10 year period - \$37.00 per year

20 year period - \$21.20 per year

The cost of s tap permit for a 3/4" tap and a 5/8" meter for a residence is \$95.00. For this cost the County furnishes and installs the tap, meter, meter pit, and all piping between the main and the meter pit. The customer furnishes all excavation and furnishes and installs the service line from the meter pit to the residence.

The minimum water bill for all customers would be \$9.00 per quarter. The annual bill for s year around customer using an estimated 8,000 cubic feet of water per year would be approximately \$64.60 The annual bill for a summer customer using 2,000 cubic feet of water for each of two quarters and using less than 900 cubic feet of water for each of the remaining two quarters of the year would be \$50.30.

If the Heidelberg Beach Association wishes to proceed with this project it will be necessary for the legally authorized representatives of the owners of the property to sign the enclosed petition. The mains could be installed and in service within 6 months after the petition is submitted. A temporary tap permit could be issued by the County for this 6 month period end e two inch service installed connecting to your existing water mains at West Virginia Road. This temporary service could be installed within a week after it was requested. The installation cost of the temporary service would be included in the overall project cost. Water used would be billed to the association on the basis of a 2-inch meter in accordance with amount of water used.

2/7/64

Mr. Ray D. Schuman

If there are any further questions, or if you would like to meet with representatives of this office et any time, we would be happy to answer the questions and meet with you and members of your association.

Very truly yours,

ERIE COUNTY SANITARY ENGINEER

*Iving N. Munson*

IRVING N. MUNSON

INM/hm

cc: Erie County Commissioners  
C.A.Voight

March 18, 1964

The Board of Trustees of the Heidelberg Beach Assn. met at the home of Louis Manthey on March 18, 1964. Present at the meeting were Ray Schuman, Gibert Hall, Arthur Kessler, Louis Siebenhar, Willard Pretzer, Wilbur Ossman, Ernest Kohlmyer and the host, Louis Manthey. The ground superintendent, Al Fahrland was also present.

The minutes were read and approved for September 3, 1963 and December 2, 1963.

The Treasurer's report was read by Ray Schuman and it was moved to be accepted by Art Kessler. The motion seconded by Mr. Hall was passed.

Mr. Kessler, the real estate trustee, gave his report. As of October 11, 1963. the 1/2 lot 28-A has been transferred from the association to A. A. Pagel along with 1/2 of the path, Other transfers being lots #56 and #57 to Gilbert Hall and lot #94 from A. J. Rowe and Mabel M. Rowe to Paul B. Clevenger and Margaret M. Clevenger.

The grounds superintendent reported the creek project almost complete except for grading and seeding. There was snow removal twice. It was reported that there was no prospect for the job of lawn mowing.

The tax committee report was given by Wilbur Ossman. This report was accepted upon motion of Mr. Kohlmyer seconded by Louis Siebenhar.

Louis Siebenhar moved and Wilbur Ossman seconded the additional expenditure of \$1400.00 for clearing the creek. Motion passed.

Religious Committee reported and a letter was read thanking the association for the gift of \$300.00 to the peer of India.

Next the letters of recommendation in the matter of the membership of Mr. and Mrs. Paul Clevenger were read and found satisfactory.

After a lengthy discussion of the water problem, it was agreed to present the complete matter at the annual meeting. This to be further discussed at the May 30th meeting.

The meeting closed with the Lord's Prayer.

Respectfully submitted,  
Ern Kohlmyer, Secretary

## THE HEIDELBERG BEACH ASSOCIATION

Arthur J. Kessler, Real Estate Trustee  
Report - Meeting - March 18, 1964

October 11, 1963

Transfer from Association to  
Harvey A. Pagel and Alma M. Pagel  
One-half of Lot No. 28 and known as being Lot #28-A on  
West Virginia Road.  
Price - \$667.02.

Transfer from Association to  
Harvey A. Pagel and Alma Mo Pagel  
Lot 28 A-1 - being the Southerly 3 feet from Path running East and West and  
adjoining Lot 28-A on West Virginia Road  
Price - \$1.00.

Lot # 56 on Kentucky Road  
Transferred to Gilbert F. Hall  
(Transfer from the Survivor upon death of Frieda R. Hall,  
aka Freda Hall).

Lot # 57 on Kentucky Road  
Transferred from the Estate of Frieda R. Hall, an undivided one-half interest on  
December 9, 1963 to Gilbert F. Hall.

January 4, 1964

Lot # 94 on Ohio Road  
Transferred from Albert J. Rowe and Mabel M. Rowe  
to Paul B. Clevenger and Margaret M. Clevenger.  
2593 Shady Lane Drive, Seven Hills, Ohio 44131  
Transfer fee \$5.00 Paid.

HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TREASURER MARCH 18, 1964

General Account, July 20, 1963			\$1,725.96
Receipts			
Taxes Collected 12-1-63	\$ 5,915.61		
Cleaning Septic Tanks	585.00		
Sale of Lot #28	<u>667.02</u>		
Total Receipts	\$ 7,167.63	\$ 7,167.63	
Expenses			
Up-keep of Grounds			
mowing	\$ 225.00		
Street Lights-electricity	40.72		
Tree Replacement	120.00		
Grounds Clean-up	127.00		
Miscellaneous Ground	<u>8.50</u>		
Total Up-keep of Grounds	\$ 521.22		
Sewer & Water			
Electricity	\$ 65.12		
Repair Water System	488.10		
Bleach for Water System	49.99		
Water Hauling	<u>75.00</u>		
Total Sewer & Water	\$ 678.21		
Rubbish & Garbage	\$ 375.75		
Road Repair	11.00		
Stationery, Supplies, Postage	9.81		
Bookkeeping Expense	350.00		
Erie County, 1963 Property Taxes	<u>3,452.25</u>		
Total Current Expenses	\$ 5,398.24	\$ 5,398.24	
Net change in General Account	1,769.39	<u>1,769.39</u>	
General Account to date		\$3,495.35	\$ 3,495.35
Petty Cash Fund			50.00
Recreational Fund			140.82
Receipts from Transfer of Lots	11.00		
Recreational Fund to date			151.82
Reserve Fund			1,200.00
Transfer from Cash Inv. Reserve Fund		1,848.91	
Transfer from Cash Inv. General Account		985.61	
Cost of Creek Excavation Landscaping, etc.		4,034.52	
Reserve Fund to date			-0-

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TREASURER MARCH 18, 1964

Religious Account 7-20-63					\$353.42
Receipts	SERVICE				
	<u>DATE</u>	<u>ATTENDANCE</u>	<u>COLLECTIONS</u>		
	6-30-63	88	51.00		
	7-7-63	123	68.55		
	7-14-63	101	65.90		
	7-21-63	112	62.56		
	7-28-63	95	51.00		
	8-4-63	113	69.13		
	8-11-63	151	72.75		
	8-18-63	78	55.45		
	8-25-63	94	61.06		
	9-1-63	<u>114</u>	<u>57.70</u>		
Total Attendance and Receipts		1069	\$615.13	615.13	
Expenses					
	Seven Pastoral Fees @ \$35.00		245.00		
	Pavilion Electricity		12.00		
	Additional Awnings		167.07		
	Church World Service		<u>300.00</u>		
	Total Expenses		724.07		
Net Change in Religious Account				<u>724.07</u>	
Religious Account to date				108.94	\$244.48
Cash Investments					
General Account				3,558.77	
Transfer to Cash Account Creek Project			985.61		
Interest Received			<u>102.59</u>		
General Account to date				2,675.75	2,675.75
Reserve Fund				1,848.91	
Transfer to Creek Project		1,848.91			
Reserve Fund to date				-0-	-0-
Religious Account				1,931.13	
Interest Received			38.60		
Religious Account to date				1,969.73	<u>1,969.73</u>
Cash Investment Total to date					<u>4,645.48</u>
	CASH RECAP AS OF MARCH 18, 1964				
	CHECKING	SAVINGS	CASH	TOTAL	
General Account	3,495.35	2,675.75	50.00	6,221.10	
Reserve Fund	-0-	-0-		-0-	
Recreational Fund	151.82	-0-		151.82	
Religious Fund	<u>244.48</u>	<u>4,645.48</u>		<u>2,214.21</u>	
Totals	3,891.65	4,645.48	50.00	8,387.13	8,587.13
Other Assets					
	Pier Improvement		8,797.00		
	Value of 3 1/2 Unsold Lots		4,465.81		
	Due from Lot Owners Tree Removal		40.00		
	Due from Lot Owners Septic Tank Cleaning		<u>15.00</u>		
Total Other Assets			13,317.81		<u>\$13,317.81</u>
Total Assets \$21,904.94, Total Liabilities none					
Net Worth 3-18-64					\$21,904.94
Net Worth July 20, 1963 \$31,455.89					\$9,550.95

Decrease in Net Worth  
Respectfully submitted,  
Ray D. Schuman, Treasurer

CASH POSITION

MARCH 18, 1964

BASED ON 1963 - 64 TAX COLLECTION

	<u>ESTIMATE</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	\$699.92	\$274.22	\$425.70
Pier Improvement	471.57	471.57	-0-
Tree Removal & Replacement	300.00	120.00	180.00
Clean-up of Grounds & Creek	203.62	127.00	6.62
Sewer & Water	250.01	678.21	428.20*
Rubbish & Garbage	500.00	375.75	24.25
Road Repair	750.00	11.00	739.00
Sta. Supplies & Postage	15.00	9.81	5.19
Bookkeeping	350.00	350.00	-0-
Erie County Taxes	7,949.42	7,949.42	-0-
Insurance Liability	125.00	-0-	125.00
Reserve Fund	1,200.00	1,200.00	-0-
	<u>\$12,814.54</u>	<u>\$11,566.98</u>	<u>\$1,247.56</u>

Respectfully submitted,

Ray D. Schuman  
Treasurer

\* Indicates a red' figure



HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TAX COMMITTEE  
ASSESSMENTS FOR 1964 . 1965 SEASON

Grounds	\$1,038.75
Pier Improvement	403.50
Tree Removal and Replacement	301.28
Clean-up of Grounds & Creek	1,400.00
Sewer & Water	499.12
Road Repair	400.00
Rubbish & Garbage	500.00
Sta. Supplies & Postage	15.00
Bookkeeping Expense	400.00
Erie County Taxes \$244,840 x \$28.20	6,904.50
Insurance Liability	125.00
Reserve Fund - Sewer Improvement	<u>500.00</u>
TOTALS	\$ 12,538.65

DISTRIBUTION OF ASSESSMENTS TO LEASEHOLDERS

	LOT	HOMES	SEWER WATER	MAINTNEANCE	
Mowing				600.00	
Pier improvement	463.00				
Street Lights				220.00	
Misc. Grounds				210.75	
Tree Removal & Rep.	301.28				
Clean-up	1,400.00				
Sewer & Water			499.12		
Road Repair				400.00	
Rubbish & Garbage				500.00	
Sta. Supplies & Postage				15.00	
Bookkeeping Exp.	400.00				
Erie County Taxes	,131.44	5,464.60			
Prop. Tax Deficit	308.46				
Insurance Liability				125.00	
Reserve Fund			500.00		
TOTALS	\$4,004.18	\$5,464.60	\$999.12	\$2,075.75	\$12,538.65

ESTABLISHED RATES

	LOT RATE	HOMES	SEWER WATER					
			V	S	W	V	S	W
	<u>9.98 Per 100</u>	<u>28.20 PM</u>	3.25	14.00	34.00	11.50	30.00	44.00
98 Taxable Lots 4,004.18								
54 Vacant Lots				177.12			626.75	
33 Summer Residents				448.00			960.00	
10 Year Around Residents				374.00			484.00	
Taxable Buildings		<u>5,464.60</u>						
TOTALS	\$4,004.18	\$5,464.60	\$999.12				\$2,075.75	\$12,538.65

Respectfully submitted, THE TAX COMMITTEE

THE HEIDELBERG BEACH ASSOCIATION

8 Hickory St.,  
Norwalk, Ohio  
April 29, 1964

Mrs., John Lancaster  
49 Mason Ave.,  
Delaware, Ohio

Dear Mrs. Lancaster;

I have been asked by the Trustees of Heidelberg Beach to answer your letter concerning the transfer of your lot to Heidelberg College. Enclosed you will find a booklet of the regulations of the association. You will find that a lot must be held by an individual who is acceptable to the association and recommended by two persons aquatinted with the individual. The regulations even prohibit a bank from making a loan on the property. Many difficulties have arisen over these regulations, but we cannot find a way to over-ride the contracts.

It is the Trustees wish to help you in every way possible and if you can see a way to transfer the funds resulting from the repurchase offered by the Association to the college, we will honor your wishes,

Yours truly,

Ernest Kohlmyer,  
Secretary

## THE HEIDELBERG BEACH ASSOCIATION

May 30, 1964

The Board of Trustees of the Heidelberg Beach Association met at the home of Ray Schuman. Louis Manthey called the meeting to order and found present Howard Ruetenik, Willard Pretzer, Howard Pretzer, Louis Siebenhar, Arthur Kessler, Kent Chidester, Ernest Kohlmyer, Gilbert Hall, Norm Wagner, host Ray Schuman and grounds superintendent, A1 Fahrland. The meeting was called to order by prayer led by Rev. Chidester.

The minutes of the previous meeting were read and approved.

The Treasurer's report followed and all bills were reported paid. The bill of Pelton for sewer work was discussed and it was decided that a bill for \$70.00 should be sent to Loren & Ann Hertzner because the digging was caused by a tree on their property. Mr. Kessler moved this be done and Mr. Siebenhar seconded. The motion passed.

Water and sewer committee reported on the county system's proposals for water and sewer. The water project to cost about \$30,000.00 and the sewer about the same. Howard Pretzer made a motion that the trustees teach, end the adoption of the proposals at the annual meeting. Howard Ruetenik seconded. Motion carried. It was agreed to send a letter of explanation to all lot owners prior to the annual meeting.

The request of Dr. Knoll for additional land on which to build was refused because of prior restrictions.

Mr. Henry's bushes on the lot line were discussed and it was agreed to send a letter in a friendly manner, explaining the board's position.

The meeting then adjourned to meet at 9 o'clock July 4th for nominations.

Respectfully submitted,  
Ern Kohlmyer, Secretary

June 15, 1964.

Mr. & Mrs. James Henry  
R. D. 2 West Lake Rd.  
Vermilion, Ohio.

Dear Mr. & Mrs. Henry:

Heidelberg Beach is now, and has been, an organized group for over forty years, and in that time there has been built a community which is both pleasant and different. It is a Christian group of people who enjoy the fellowship and the natural beauty existing at Heidelberg Beach. There is also an historical background agreement to maintain a park-like atmosphere and an orderly appearance. This is particularly true in the promenade area, of which we are all proud, and enjoy with many friends.

For many years, the general path area between lots 96 and 97 has been used for access to the beach by both the pedestrians and vehicles. Such an area must exist in the event of an accident at the beach or fire at the boat house, or other mishaps that could occur on the beach or in the lake.

Your planting of bushes and evergreens presents an obstacle to the free access of the beach, and the Board of Trustees requests the removal of same by July 15th.

We respectfully call your attention to Item No. 2 of the purchase Agreement, whereby we all agree to submit to all rules and regulations now adopted or hereafter adopted for the proper government of Heidelberg Beach.

Your co-operation is earnestly requested.

Very truly yours,

HEIDELBERG BEACH ASSOCIATION

MURRAY & MURRAY  
Attorneys AT LAW  
SANDUSKY, OHIO

June 18, 1964

Mr. L. W. Manthey, Pres.  
Heidelberg Beach Association  
c/o Ray D. Schuman, Treasurer  
West Lake Road R.D. 2  
Vermilion, Ohio

In Re: Mr. & Mrs. James M. Henry

Dear Sir:

Your letter addressed to Mr. and Mrs. Henry has been turned over to this office for our attention. A few weeks back the undersigned thought that he had very fully discussed what issues, if any, existed by and between certain members of your association and Mr. and Mrs. Henry. When a conference was held at this office with Mr. Howard Pretzer, who I understand to be one of your trustees, the discussion explored all angles and phases of the subject out of which there is apparent disagreement, and we advised Mr. Howard Pretzer that it was our humble opinion that Mr. and Mrs. Henry were violating no legal or property rights of the association, but were exercising that right of ownership which belongs to a fee owner, and that the type of a lease which the Henrys had paid for, a 99 year perpetual lease, renewable forever, constituted and amounts to a fee with all the rights connected therewith.

Dealing now with specifics as far as your letter is concerned, you are apparently under a misapprehension as to just where the Henrys have placed their small hedge. Their hedge is placed strictly within their own property lines, blocks no existing access to the beach now or when said hedge is fully grown will it block any established access to the beach. Your request, therefore, that said evergreens be removed by July 15 is respectfully rejected.

We wish to advise you further that paragraph two of the Heidelberg Beach Association agreement does not imply that a fee owner would have to submit to any and all regulations irrespective of whether same was reasonable or unreasonable. It is, therefore, the considered judgment of one undersigned that when your association or trustees, whoever they may be, makes a regulation or rule which in and of itself is unreasonable, the rule is ineffective and unenforceable, and that is the attitude that Mr. Henry takes when you or your association attempts to tell him that he cannot place upon his property evergreens or a hedge, the appearance of which is not distasteful to anyone and the sole purpose of which is to protect his property from being tramped upon by one and all who have occasion to go to the beach in the vicinity of his home,

MURRAY & MURRAY

L. W, Manthey, Pres.  
Heidelberg Beach Association

June 18, 1964  
Page Two

Mr. Henry is so convinced as to the righteousness of his position that he wants you and any other members of your association who are inclined to continue your harassment of him and his wife on the problem involved to know that he will assert his rights in the court if necessary, and seek damages from those parties that he believes are responsible for an effort to destroy his domestic tranquility by exercising powers, rights, and authorities that never were intended under the association's regulations and rules and certainly contrary to the fundamental rights that belong to a property owner to do with his property that which he so desires, as long as he in no way harms, offends, or interferes with the property and personal rights of others.

You can believe me when I tell you that no court in this land will uphold your association if you attempt to litigate this matter in order to prevent Mr., Henry from setting forth evergreens, small in size, pleasant in appearance, on his own property solely for the purpose of letting the many thoughtless trespassers know that said evergreens outline his property lines, and that he expects them to walk to and from the beach on the pathways made and dedicated for that purpose, and not upon his private property.

In conclusion I wish to say that Mr. and Mrs. Henry desire no further correspondence on this matter, and that if anyone dares to violate his proprietary rights by going upon his property to touch or remove said shrubbery, said party shall be dealt with in that manner and method as made and provided for in law. Trusting that this letter makes the position of Mr., Henry much clearer that I was able to make his position when I discussed the matter with Howard Pretzer, we remain

Sincerely yours,  
MURRAY & MURRAY  
By *Thomas Murray*

TM:jb  
c.c. James M. Henry

# HEIDELBERG BEACH ASS'N.

*June 15, 1964*

*Dear Heidelberg Beach Member:*

*With the arrival of summer just a few days away, the Board of Trustees welcomes you to the 1964 Summer Season. We hope that, in the beauty of our setting on the lake, your enjoyment will be complete.*

*In order to further improve Heidelberg Beach, the Board of Trustees want you to consider the following proposal at the annual meeting on July 18, 1964. The proposal is that we petition Erie County to install Sewer and Water systems on our property.*

*The Sewer and Water Committee, and the Special committee are unanimous in approving the petitions as we feel that the benefits greatly outweigh the additional costs involved. Some advantages are that we will have no water shortage, we will have clean water; it will be softer and tested for purity more often; our maintenance problem will be eliminated; the danger of leaking mains in our old system will be eliminated; cost of pump breakdowns will be ended and in addition to the above, we will have several fire hydrants located on our property.*

*The advantages of the sanitary sewer system are elimination of septic tanks and leach beds along with their maintenance costs, The greatest advantage of the sanitary system is the elimination of pollution we contribute to the ditch crossing Heidelberg Beach property and to Lake Erie. Our septic tanks, at best, with our regular cleaning are only about 50% efficient as evidenced by a walk along our open ditch.*

*The board of Trustees feel that you should know what the costs of these two systems will be and how each lot owner will be affected The following quotations from two letters from Mr. Irwing N. Munson the Erie County Sanitary Engineer present this picture:*

*"The assessments could be broken down on a per lot basis The preliminary assessment for each of 100 lots would then be \$310.00. The estimated annual payments per lot for assessments over 10 year and 20 year periods with interest at 3-1/2% is as follows"*

*10 year period - \$37.00 per year*

*20 year period - \$21.20 per year*

*Heidelberg Beach Member*

*Page 2*

*June 15, 1964*

*"The cost of a tap permit for a 3/4" tap and a 5/8" meter for a residence is \$95.00. For this cost the County furnishes and installs the tap, meter, meter pit, and all piping between the main end the meter pit. The customer furnishes all excavation and furnishes and installs the service line from the meter pit to the residence."*

*"The minimum Water bill for all customers would be \$9,00 per quarter. The annual bill for a year around customer using an estimated 8,000 cubic feet of water per year would be approximately \$64.60. The annual bill for a summer customer using 2,000 cubic feet of water for each of two quarters and using less than 900 cubic feet for each of the remaining two quarters of the year would be \$50.30"*

*"The cost of the eight-inch sewers within Heidelberg Beach would be assessed against the Heidelberg Beach property. A preliminary assessment would be estimated at \$400.00 per lot for each of 100 lots. The estimated annual payments per lot for assessments over 10 year and 20 year periods with interest at 3-1/2% is as follows:"*

*10 year period \$47.70 per year*

*20 year period \$27.35 per year*

*"The cost of the trunk sewer in S. R. 2 and U. S. 6 would be financed from revenues from sewage service charges and special assessments on property abutting on S. R. 2 and U. S. 6. The cost of the pump Station and force main would be financed from revenues from sewage service charges."*

*"To provide funds for financing the pump station, force main, and a portion of the cost of the trunk sewer, it would be necessary to impose a sewerage service charge. On the basis of preliminary estimates this charge would be 100% of the water bill Estimated annual sewerage service charges for year around and for summer residents is as follows:"*

*Year around \$64.60 per year*

*Summer Residents \$50.30 per year*

*"The cost of a tap permit for connecting to the sewers is \$10.00. The property owner would install the service connection from the sewer to the residence at his own expense."*



*Heidelberg Beach Member*

*Page 3*

*June 15, 1964*

*The above costs will be partly offset by a savings of about \$20.00 per lot per year based on present maintenance costs which are constantly rising. To give each lot owner some idea as to their costs, the committee has estimated the additional cost for sewer and water above the 1964 tax,*

*The following are typical average figures for certain lots:*

*1 vacant lot \$25.00 to \$30.00 per year*

*1 lot and summer residence \$70.00 to \$80.00 per year*

*1 lot and winter residence \$100.00 to \$120.00 per year*

*The figures are based on 20 year amortization and an estimate of the amount of the water you will use.*

*The Board of Trustees is unanimous in requesting that you study this proposal and come prepared to rate on it or send your proxy to some member.*

*The annual meeting will be at 2:30 p.m. E.D.S.T., July 18, 1964., A proxy is enclosed for your use.*

*Religious services will begin on July 5, 1964 at 11:00 a.m. E.D.S.T. A list of the ministers is enclosed.*

*Sincerely your,*

*THE BOARD OF TRUSTEES*

THE HEIDELBERG BEACH ASSOCIATION

OFFICERS AND COMMITTEE MEMBERS OF  
THE HEIDELBERG BEACH ASSOCIATION

1962- 63 4

BOARD OF TRUSTEES

Gilbert F. Hall  
Wilbur R. Ossman  
Louis H. Siebenhar  
Norman L. Wagner

*Willard Pretzer*  
(Jack Siebenhar)  
Ernest Kohlmeyer  
Ray D. Schuman  
(Dr. Carveth Mitchell)  
*Rev. C K Chidester*

Howard B. Pretzer  
Howard Ruetenik  
Arthur J. Kessler  
Louis W. Manthey

OFFICERS

Louis W. Manthey, President  
Howard B. Pretzer, Vice-President  
Ernest Kohlmeyer, Secretary

Ray D. Schuman, Treasurer  
Arthur J. Kessler, Real Estate Trustee  
Gulbert F. Hall, Ass't. Real Estate

TAX COMMITTEE

Wilbur R. Ossman, Chairman  
Ray D. Schuman  
Arthur J. Kessler  
Willard Rohrbaugh  
Norman L. Wagner

BUILDING INSPECTORS

Ernest Kohlmyer  
Louis H. Siebenhar  
Howard B. Pretzer

WATER, SEWER AND STREET COMMITTEE

Howard Ruetenik  
A. C. Fahrland  
H. B. Pretzer  
Ray D. Schuman

AUDITORS

John Weiss  
(Howard B. Pretzer)  
*Willard Pretzer*

ZONING REGULATORS

(Ray D. Schuman) *W R Ossman*  
(Jack Siebenhar) *Willard Pretzer*  
(Dr. C. Mitchell) *Rev C K Chidester*

RELIGIOUS SERVICES

Mrs. H. J. Rohrbaugh

GROUND SUPERINTENDENT

A. C. Fahrland  
Howard Ruetenik, Asst  
Lester Reutener, Asst

TREE COMMITTEE

Howard Ruetenik  
Dr. N. Mayer  
A, C. Fahrland

EXECUTIVE COMMITTEE

Arthur J. Kessler  
Howard J. Ruetenik  
(Jack Siebenhar) *Rev C K Chidester*  
Plus Officers

July 4 1964

A meeting of The Board of Trustees of Heidelberg Beach was held July 4. 1964, at the pavilion with the following members present: L.. Seibenhar. h. Manthey, W. Ossman, H. Pretzer, H. Ruetenik, A. Kessler, and W. Pretzer.

Meeting was opened by prayer by H. B. Pretzer at 10:20 AM. Mr. H. Ruetenik reported on the fixing of the roads and that less Reutener had contacted The Hart Construction Co., Elyria, Ohio and they are to do the work as soon as possible.

I. Seibenhar was authorized to purchase a new sign for the entrance and is to be made of metal approximate size 5' X 3'.

W. Ossman read a letter from Murray & Murray, Attorney's, Sandusky, Ohio in regard to the bushes at Mr. & Mrs. Henry's lot.

Nominations were made for new trustees, including four present members who, terms are expiring and four new names were nominated. The new persons nominated were Mr. Clevenger, Mr. Page], Mr. Richardson, and Mr. L. Reutner.

Meeting adjourned at 11:30 AM.

Respectfully submitted.

Willard C. Pretzer

Willard C. Pretzer. Secretary-Pro Tem

L. Manthey

L. Manthey, President

7-4-64

MINUES OF HEIDELBERG BEACH ASSOCIATION ANNUAL MEETING-  
JULY 18, 1964

The meeting was called to order by the President, Mr. Lou Manthey, At 2;40 p.m. The invocation was given by Rev. Chidester. The roll call indicated 62 present and 25 proxies represented making a total of 87. This constitutes a quorum.

The minutes of the previous year's meetings were then read and approved as corrected.

The treasurer's report was then distributed in written form attached and William Pretzer moved we accept the report as presented. Helen Shirer seconded. Motion approved.

Will Ossmen presented the budget for the year 1964-65 with attached further explanation of the method now being used for the tax breakdown. He suggested we study the possibility of taxation on valuation only, as is done in most communities. This would greatly simplify the treasurer's work. Lou Siebenhar moved the budget be accepted as presented. Art Kessler seconded. Motion approved.

Art Kessler gave the real-estate report indicating that the association owns three lots. He mentioned that there are three cottages for sale and any inquiries could be directed to him. Al Fahrland, the grounds superintendent, deferred to Howard Reutenik, who reported that the creek straightening and willow tree removal would be completed and the area seeded by fall. Mr. Wilms moved with Lou Manthey seconding, that we give Howard Reutenik a vote of thanks for his time and efforts in behalf of this project. The water system was checked by Erie County and the water declared safe for drinking.

Mrs. Rohrbaugh was recognized for her fine arrangements of the religious services for the year. This is the 36th year of church services at Heidelberg Beech. Jack Siebenhar mentioned that attendance has been declining in the past few years and Mrs. Rohrbaugh mentioned that residents might encourage better attendance,

Under new business, a motion made by Helen Shirer and seconded by Mr. Reutener, to discuss the new water and sewer lines as separate items, was withdrawn because of the direct relationship of the two with each other. After an hour's discussion, at times rather heatedly, a motion was made by Rev. Chidester and seconded by Mr. Hall, to vote on the approval of both the new water main and the sanitary sewer line. A written ballot was taken and the motion was passed by the overwhelming vote of 79 for and 5 against, with 5 ballots invalidated.

Paul Reutenik mentioned the possibility of natural gas being made available in the near future, but no action was taken.

Eight candidates were then proposed for the four openings on the Board of Trustees. Will Pretzer moved we close nominations and Jack Siebenhar seconded, Motion accepted. The secret ballot vote then showed that Gilbert Hall, Lou Manthey, Howard Reutenik, and Art Kessler were re-elected to three-year terms as trustees.

Mrs. Dorothea Pretzer asked that parents remind the children that fireworks are illegal.

Jack Siebenhar moved that the meeting be adjourned, Willard Pretzer seconded, Motion passed at 5:15.

Respectfully submitted,  
Jack Siebenhar, sec'y. pro-tem

HEIDELBERG BEACH. ASSOCIATION  
 REPORT OF TREASURER JULY 18, 1964

General Account 7-20-63			\$1,725.96
Receipts			
Taxes Collected 12-1-63	\$ 5,915.61		
Taxes Collected 6-1-64	6,556.09		
Received for Septic Tank Cleaning	600.00		
Sale 1/2 Lot #28	<u>667.02</u>		
Total Receipts	\$13,738.72	\$13,738.72	
Expenses			
Up-keep of Grounds			
Mowing	540.00		
Street Lights	58.91		
Tree Replacement	159.22		
Grounds Clean-Up	142.00		
Miscellaneous	<u>43.50</u>		
Total Up-keep of Grounds	943.63		
Sewer & Water			
Electricity-Water	82.99		
Repair to Water Pumps	515.10		
Water Hauling	75.00		
Miscellaneous-Water	75.43		
Sewer Line Repair	<u>217.60</u>		
Total Sewer & Water	\$966.12		
Road Repair	11.00		
Rubbish & Garbage Collection	486.00		
Stationery, Supplies & Postage	37.42		
Bookkeeping Expense	350.00		
Erie County Taxes	<u>6,791.70</u>		
Total Current Expenses	\$9,585.87	9,585.87	
Transfer to Reserve Fund 1964-65 Collection		1,200.00	
Transfer to Reserve Fund 1964-65 Collection		<u>500.00</u>	
Total Current Expenses & Transfers		\$11,285.87	
Net Change in General Account		\$2,452.85	\$2,452.85
General Account to Date			4,178.81
 Petty Cash Fund			50.00
Recreational Fund			\$ 140.82
Receipts from Sale of Lots & Paths	16.00		
Recreational Fund to Date			\$156.82
Reserve Fund			\$1,200.00
Transfer from Cash Investment Reserve Fund	\$1,848.91		
Transfer from Cash Investment General Account	985.61		
Transfer from General Account 1964-65 Collection	1,700.00		
Cost of Creek Excavation, Sewer Repair & Landscaping	<u>4,235.54</u>		
Reserve Fund to Date			\$1,498.98

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TREASURER JULY 18, 1964

Religious Account 7-20-63					353.42
Receipts	SERVICE				
	Date	ATTENDANCE	COLLECTIONS		
	6-30-63	88	51.00		
	7-7-63	123	68.55		
	7-14-63	101	65.90		
	7-21-63	112	62.56		
	7-28-63	95	51.00		
	8-4-63	113	69.13		
	8-11-63	151	72.78		
	8-18-63	78	55.45		
	8-25-63	94	61.06		
	9-1-63	<u>114</u>	<u>57.70</u>		
Total Attendance & Receipts		1069	\$615.13	\$615.13	
Expenses					
Nine pastoral Fees \$ \$35.00		315.00			
Pavilion Electricity		18.00			
Additional Awnings for Pavilion		167.07			
Donation to Church World Service		<u>300.00</u>			
Total Expense		800.07	<u>800.07</u>		
Net Change in Religious Account			184.94		<u>184.94</u>
Religious Account to Date					168.48
Cash Investments General Account			3,558.77		
Transfer to Reserve Account Cash					
Creek Project		985.61			
Interest Received		156.07			
General Account to Date			<u>2,729.23</u>		
Reserve Account			1,848.91		
Transferred to Reserve Account Cash					
Creek Project		1,848.91			
Reserve Account to Date			-0-		
Religious Account			1,931.13		
Interest Received		77.95			
Religious Account to Date			2,009.08		
Cash Investments to Date					4,738.31
		CASH RECAP AS OF JULY 18, 1964			
		<u>CHECKING</u>	<u>SAVINGS</u>	<u>CASH</u>	<u>TOTAL</u>
General Account	t	4,178.81	2,729.23	50.00	6,938.04
Reserve Fund		1,498.98	-0-	-0-	1,498.98
Recreational Fond		156.82	-0-	-0-	156.82
Religious Fund		<u>168.48</u>	<u>2,009.80</u>	-0-	<u>2,177.56</u>
Totals		6,003.09	4,738.31	50.00	10,791.40
Other Assets					
Pier Improvement		8,334.00			
Value of 3 1/2 Unsold Lots		4,465.81			
Uncollected Taxes Duo 12-1-64		<u>5,951.97</u>			
Total Other Assets		18,751.78			<u>18,751.78</u>
Total Assets					\$ 29,543.18
Total Liabilities					NONE
Net Worth July 18, 1964					29,543.18
Net Worth July 20, 1963					31,455.89
Decrease In Net Worth					\$1,912.71

Respectfully submitted

Ray D. Schuman, Treasurer

CASH POSITION

JULY 18, 1964

BASED ON 1963 - 64 TAX COLLECTION

	ESTIMATE	ACTUAL	DIFFERENCE
Grounds	\$ 699.92	\$ 642.41	\$ 57.51
Pier Improvement	471.57	471.57	-0-
Tree Removal & Replacement	300.00	159.22	140.78
Clean-up of Grounds & Creek	203.62	142.00	61.62
Sewer & Water	250.01	966.12	716.11*
Rubbish & Garbage	500.00	486.00	14.00
Road Repair	750.00	11.00	739.00
Sta. Supplies & Postage	15.00	37.42	22.42*
Bookkeeping	350.00	350.00	-0-
Erie County Taxes	7,949.42	7,949.42	-0-
Insurance Liability	125.00	-0-	125.00
Reserve Fund	1,200.00	1,200.00	-0-
TOTALS	\$12,814.54	\$12,415.16	\$ 399.38

Respectfully submitted,

Ray D. Schuman Treasurer

\*Indicates a red figure



HEIDELBERG BEACH ASSOCIATION  
REPORT OF TAX COMMITTEE

ASSESSMENTS FOR 1964-1965 SEASON

Grounds	\$ 1,030.75
Pier Improvement	463.00
Tree Removal and Replacement	303.59
Clean-up of Grounds & Creek	1,400.00
Sewer & Water	499.12
Road Repair	400.00
Rubbish & Garbage	500.00
Sta. Supplies & Postage	15.00
Bookkeeping Expense	400.00
Erie County Taxes \$240,840 x \$28.20	6,791.70
Insurance Liability	125.00
Reserve Fund - Sewer Improvement	500.00
TOTALS	\$ 12,428.16

DISTRIBUTION OF ASSESSMENTS TO LEASEHOLDERS

	<u>LOT</u>	<u>HOME</u>	<u>SEWER WATER</u>	<u>MAINTENANCE</u>	
Mowing				600.00	
Pier Improvement	463.00				
Street Lights				220.00	
Misc. Grounds				210.75	
Tree Removal & Rep.	303.59				
Clean. Up	1,400.00				
Sewer & Water			499.12		
Road Repair				400.00	
Rubbish & Garbage				500.00	
Sta. Supplies & Postage				15.00	
Bookkeeping Exp.	400.00				
Erie County Taxes	1,131.44	5,351.80			
Prop. Tax Deficit	308.46				
Insurance Liability				125.00	
Reserve Fund			500.00		
TOTALS	\$4,006.49	\$5,351.80	\$999.12	\$2,070.75	\$12,428.16

	<u>LOT RATE</u>	<u>ESTABLISHED RATES</u>						
		<u>HOMES</u>	<u>WATER</u>			<u>SEWER</u>		
			<u>V</u>	<u>S</u>	<u>W</u>	<u>V</u>	<u>S</u>	<u>W</u>
	<u>9.98 Per 100</u>	<u>28.20 P M</u>	<u>3.25</u>	<u>14.00</u>	<u>34.00</u>	<u>11.50</u>	<u>30.00</u>	<u>44.00</u>
98 1/2 Taxable Lots	4,006.49							
Vacant Lots				177.12		626.75		
32 Summer Residents				448.00		960.00		
11 Year Around Residents				374.00		484.00		
44 Taxable Buildings		5,351.80						
TOTALS	\$4,006.49	\$5,351.80		\$999.12		\$2,070.75		

RESPECTFULLY SUBMITTED, \$12,428.16  
THE TAX COMMITTEE

July 18, 1964

A meeting of The Board of Trustees of Heidelberg Beach Association was held July 18, 1964 at the pavilion with the following members present: R. Schuman, L. Manthey, L. Seibenhar, A. Kessler, H. Ruetenik, W. Ossman, W. C. Pretzer, K. Chidester, G. Hall, H. Pretzer, & N. Wagner.

The meeting was opened by Pres. L. Manthey.

Motion made by H. B. Pretzer, second by H. Ruetenik to offer to purchase Lot # 40 owned by John & Florence Lancaster for the sum of \$1,200.00 Motion carried.

Motion made by H. B. Pretzer, second by L. Seibenhar to increase the valuation of the association owned lots by 10%. Motion carried.

Motion made by Rev. K. Chidester, seconded by H. Schuman, that H. Ruetenik be appointed as a committee of one to study the existing rules and regulations and make suggestions for any changes. Motion carried.

Motion made by H. Pretzer, seconded by W. C. Pretzer that the letter written to Mr. & Mrs. Henry dated June 15, 1964 and the reply from his attorney, Murray & Murray, dated June 18, 1964, be made a part of these minutes. Motion carried.

Meeting adjourned at 5:00 P.M.

Respectfully submitted,

Willard C. Pretzer

Willard C. Pretzer, Sec.

L Manthey

President Louis Manthey

July 18, 1964

July 18, 1964

An organizational meeting of The Board of Trustees of Heidelberg Beach Association was held July 18, 1964 at the pavilion. The meeting was opened by Rev. K. Chidester, President Pro Tem to conduct the election of officers for the year 1964-1965.

Nominations were entertained for President. L. Manthey; Vice President H, B. Pretzer; Secretary, W, C. Pretzer; Treasurer, Ray Schuman, There being no further nominations is was moved and seconded that all nominations be closed.

Motion by L. Seibenhar, seconded by W. Ossman that a unanimous ballot be cast for the election of officers.

Motion Carried.

It was moved and second that the Real Estate Trustees for the year 1964-1965 be A. Kessler and G. Hall. Motion carried.

Respectfully submitted,

Willard C. Pretzer

Willard C. Pretzer Sec. Pre-Tem

\_\_\_\_\_  
Rev. K. Chidester, Pres. Pro-Tem

July 18, 1964

**ERIE COUNTY COMMISSIONERS**  
J. R. CRECELIUS PAUL B. RUETENIK FRED H DEERING  
EUNICE CONLEY CLERK OF BOARD--PHONE 625-957

August 3, 1964

Mr. H. J. Ruetenik  
Heidelberg Beach  
West Lake Road  
Vermilion, Ohio

Dear Mr. Ruetenik:

The County Commissioners this morning authorized the installation of the temporary water service rep Heidelberg Beach. Work should commence within s few days.

preliminary estimate Of coat and preliminary estimates of assessments for the sewage system.

Before these projects can be advertised for construction bids, it will be necessary for the Heidelberg Beach Association to furnish proof that the person or persons signing waivers of hearings and acceptance of tentative assessments is legally empowered to do se for the property occupied by the Association. As we have discussed previously, it is the opinion of the County Prosecutors Office, and of the firm of Squire, Sanders Demsey, the County's bond counsel, that. you should obtain legal advice as to what is necessary for the Association to do to establish some person or persons as the legal representatives of the property,

Very truly yours,

ERIE COUNTY SANITARY ENGINEER

*IRVING N. MUNSON*  
IRVING N. MUNSON

INM/hm

cc: Co. Commrs.

August 9, 1964

A special meeting of The Board of Trustees of Heidelberg Beach Association was held August 9, 1964 at the Pavilion at 12:05 P.M. with the following members present: H. Ruetenik, H. Pretzer, L. Siebenhar, G. Hall, R. Schuman, A. Kessler, L. Manthey, and W. C. Pretzer. Meeting was opened by President L. Manthey.

This special meeting was called to consider the contents of a letter received from The Erie County Water Commission in regard to securing the proper legal consul to represent the association.

A discussion was held in regard to the revamping of the by-laws and to bring the change of title up to date. The possibility of becoming a corporation, not for profit was discussed.

Motion made by H. B. Pretzer that the association employ an attorney to represent the Association as the needs arise. Seconded by R. Schuman. Motion carried.

Mr. A. Kessler read a letter from John & Florence Lancaster in regard to lot # 40 and they excepted the price of \$1,200,00 to be paid to them. Meeting adjourned at 1:30 P.M.

Respectfully submitted,

Louis Manthey

Louis Manthey, President

Willard C. Pretzer

Willard C. Pretzer Secretary

August 9, 1964

September 7, 1964

A meeting of The Board of Trustees of The Heidelberg Beach Association was held September 7, 1964, at the pavilion at 10:15 A.M. with the following member present: Howard Pretzer, Norman Wagner, Arthur Kessler, Louis Manthey, Willard Pretzer, Ray Schuman, Louis Siebenhar, Wilbur Ossman Howard Ruetenik. & Gilbert Hall.

Meeting was opened by President Louis Manthey followed by prayer by Howard Pretzer. Minutes of the previous meeting were read and approved. The treasurer read the bills paid the previous month leaving a balance of \$2,542.71 in the checking account.

Mr. Arthur Kessler read a letter from Mrs. W. L. Margard, Crestline, Ohio in regard to the purchase of property. Discussion followed on the price to paid for the two lots available (#39 & 40). Motion made by W. Ossman, second by L. Siebenhar. that the price of the lots (#39 & 40), to be sold together, be set at \$3,000.00. Motion carried.

Howard Ruetenik reported on the grounds in regard to the benches along the lake bank and the necessary work required to repair them. The Board granted authority to proceed with this work. The planting of the grass at the entrance is to be delayed until the completion of the water & sewer lines.

Motion made by H. Ruetenik, seconded by H. Pretzer. that the water be continued at the beach and the pavilion and to be connected with one meter. Motion carried.

A discussion on the continuation or sale of the present pumps and tank with the final thought that they be sold.

Motion by L. Siebenhar. seconded by W. Ossman that the water & sewer committee be given the authority to secure several bids on the joint installation of the loose connections for the water & sewer.

(Cont'd.) September 7, 1964

It was recommended that the sign in the old orchard and the one at the north end of the bridge be taken down and not replaced

A motion of thanks was given to Mr., Louis Siebenhar for the new sign at the entrance.

Mr. Howard Ruetenik presented a letter from his attorney, Mr. L. Parks, dated 3-24-64 in regard to the changes contemplated in the by-laws and rules, also the possibility of incorporation.

Motion made by R. Schuman, seconded by G. Hall, that the association employ the service of Ramsey & Didelius, Attorneys, Sandusky, Ohio for the legal work involving the ponds for water sewer.

President L. Manthey discussed the appointment of new committees with the ground committee to have two superintendents. Motion by A. Kessler, seconded by H. Pretzer, that H. Ruetenik and L. Reutener be appointed Grounds Superintendents. Motion carried,

The dates of future meetings was discussed and it was of the opinion that a definite date be set for future meetings. The next meeting, is to be held October 23, 1964/at 8:00 P.M., at the home of Mr. Art Kessler, 17308 Fershaw Ave., Cleveland, Ohio.

Meeting adjourned at 12:00 Noon.

Respectfully submitted,

Louis Manthey

Louis Manthey, President

Willard C. Pretzer

Willard C. Pretzer, Secretary

Sept 23, 1964

Mr. William E. Didelius  
165 East Washington Road  
Sandusky, Ohio

Dear Mr. Didlius:

Recently the Board of Trustees of Heidelberg Association decided to retain you as council to represent us in the following matter.

We have petitioned the county for water and sewer and were advised by Mr. Munson, the County Engineer, that we should have legal counsel for certain aspects of these projects.

Would you please advise whether you can represent us in this matter.

Very truly yours,

William Pretzer, Secretary  
RD # 2 West lake Road  
Vermilion, Ohio



RUSSELL A. RAMSEY  
WILLIAM E. DIDELIUS

LAW OFFICES  
RAMSEY AND DIDELIUS  
WASHINGTON BUILDING  
SANDUSKY, OHIO

TELEPHONE  
626-0023

September 25, 1964

Mr. Willard Pretzer, Secretary  
The Heidelberg Beach Association  
West Lake Road  
R. R. 2  
Vermilion, Ohio

Dear Mr. Pretzer:

I shall be pleased to furnish such legal services as may be required by your association in connection with the matter mentioned in the letter you wrote me on September 23, 1964.

Please suggest a time when it would be convenient for the appropriate officials of the association to meet with me to discuss this matter.

Very truly yours,

*William E. Didelius*  
William E. Didelius

wed:idm

PARKWAY UNITED CHURCH *Rev. Brice L. Chidester, Minister*  
2810 N. BALLAS ROAD ST. LOUIS 31, MO. HEMPSTEAD 26262  
October 2, 1964

Mr. Arthur J. Kessler  
173 S. Fernshaw Ave.  
Cleveland, Ohio 4411

Dear Mr. Kessler:

Thank you for your recent letter concerning lots 39 and 40 at Heidelberg Beach. Since I had had no notion of trading or disposing of my lot, no. 69, I have given no thought to the matter and not able at this time to give you a definite answer.

Your letter raised a number of questions in my mind, however, which I Would like to explore with you, for I am sure that you or the Board know the answers.

First, we are happy and satisfied with no. 69. We bought it originally with intention of building on it, and we still have this in mind. For this reason we haven't wanted to sell when approaches were made on a couple of occasions. But your letter implies that I could no longer build on my lot. Or am I incorrect in this interpretation? Even when the Board recommended two lots for building, I felt my lot, because of its location and shape, would fulfill the spirit of the Board's recommendation.

The second question concerns the violation of my lot. Originally the taxes were based on the individual lots valuations. Then I was Informed (maybe not accurately) that when the tax assessments were revised that each lot was taxed the same, whether on the promenade, or close to the highway. This raised my taxes and assessments sharply, and I pay \$56.77 plus \$11.50 for maintenance and \$3.25 for sewer and water, for a total of \$71.52. Assuming that lots 39 and 40 were each of equal value of lot 69. my tax is considerably out of line with the total tax of \$95.00 you quoted for both of the association lots. Does this mean that actually my lots is worth in excess of \$2,000.00, on the basis of the tax you quoted for lots 39 and 40?

These are questions I'd like to discuss further before I come to any conclusion about my lot. Therefore, I would appreciate any enlightenment you can give me.

Yours truly,

*Brice L. Chidester*  
Brice L. Chidester

BLC:le

October 23, 1964

t A meeting of the Board of Trustees of Heidelberg Association was held October 23, 1964, at 8:00 PM at the home of Arthur Kessler with the following members present: L. Manthey, W. Ossman, A Kessler, L. Siebenhar, N. Wagner, H. Ruetenik, G. Hall, R. Schuman, & W. Pretzer. Members absent "H. Pretzer, K. Chidester, E. Kohlmeyer.

Meeting opened by President L. Manthey with a prayer. Minuets of the previous meeting were read and approved. The treasurer read the bills paid and they were approved as read. Balance in checking account of \$2,566.91. The treasurer reported on the attendance at the summer services with a total of 1,152 people present. Total receipts were \$612.56.

Arthur Kessler, Real Estate Trustee, reported he had written Mrs. Margard in reference to her request and no answer was received. A letter was read from Rev. Brice L. Chidester in reply to a letter from Mr. Kessler pertaining to the possibility of trading his one lot for the two lots available (39 & 40). The letter implied that he would not be interested.

W. Howard Ruetenik reported for the ground committee that he had contacted contractor Harold Smith to fix the bench on the prominade. The water lines to the beach and pavilion was discussed, with the present lines to be shut off and new pipe and meter to be installed with the new water from the county. The placement of the water and sewer lines to be placed at the discretion of the Erie County Water Board, and the grounds committee. Howard Ruetenik also reported that each home owner should make a decision where the water and sewer connection should be made. H. Ruetenik, L. Reutener and Pretzer were appointed by President L. Manthey to be a committee to formulate the program for home owners to decide on their water and sewer connection.

October 23, 1964

Howard Ruetenik reported that the tree on lot #39 be replaced and a mountain ash on the promenade be it is taken out as it is partially dead, also several other trees to be replaced. Total cost to complete the work would amount to approximately \$155.00.

Arthur Kessler reported on a visit to a Title company in regard to the present status of the property and they recommended that a firm would have to be employed and a complete search be made in Erie County, Motion by R. Schuman, seconded by L. Siebenhar that Art Kessler be given the authority to have a title search made by the Land Title & Guarantee Company.

President L. Manthey is to contact Mrs. Rohrbaugh if she will continue to plan the summer program of ministers.

The next board meeting is to be held, March 19, 1965, at 8: 00 PM at the home of Louis Siebenhar, 2684 Forestview Ave., Rocky River, Ohio. Meeting adjourned at 10:05 PM with the Lord prayer.

Respectfully submitted,

Louis Manthey

Louis Manthey, President

Willard C. Pretzer,

Willard C. Pretzer, Secretary

PARKWAY UNITED CHURCH *Rev. Brice L. Chidester, Minister*  
2810 N. BALLAS ROAD ST. LOUIS 31, MO. HEMPSTEAD 2-1406

November 24, 1964

Mr. Ray D. Schuman, Treasurer  
Heidelberg Beach Association  
West Lake Road R.D. 2

Dear Ray:

In a letter from Mr. Arthur J. Kessler, dated September 24, 1964, he mentioned, "The Total taxes for the year on both lots(39 & 40) amounts to approximately \$95.00."

In answering his letter I told him that I thought the total taxes of \$71.52 on my single lot (69) were considerably out of line in view of this situation.

Why were my total taxes increased almost 20% in 1964?

As yet I have not heard from Mr. Kessler. Is anything being done concerning my taxes? I would appreciate hearing from you.

Sincerely yours,

*Bruce L. Chidester*  
Bruce L. Chidester

Dear Art,

His taxes are higher then some of the other vacant lots due to the extra foot frontage on his corner lot. The 20% increase results mainly from the added expense caused by the creek project.

Happy Holidays

*Ray D. Schuman,*  
Ray D. Schuman,  
Treasurer

HEIDELBERG BEACH ASSOCIATION

December 11, 1964

Mr. Willard Pretzer, Secretary  
Heidelberg Beach Association  
R.D. #2 West Lake Road  
Vermilion, Ohio

Dear Willard:

Enclosed you will find letter from Reverend Brice L. Chidester which was forwarded to Ray under date of November 24, 1964, who has forwarded the letter to me as per his memorandum at the bottom of said letter.

As you will recall, Reverend Chidester's letter was read at the last Board Meeting and you were instructed to reply to his letter. I believe the enclosed letter and information there-on should give you no trouble in answering his request.

With best wishes to you and your family for a very Merry Christmas and a Happy New Year.

Sincerely,

*Art*  
Arthur J. Kessler  
Real Estate Trustee  
17308 Fernshaw Ave.  
Cleveland, Ohio 44111

AJK;mf  
encl.

THE HEIDELBERG BEACH ASSOCIATION

Copy

February 15, 1965

Rev. Brice L. Chidester  
Parkway United Church  
2810 N. Ballas Road  
St. Louis 31, Mo.

Dear Rev. Chidester:

In reply to your letter to Mr. A. J. Kessler and also your letter of No. 24, 1964 to Mr. R. D. Schuman in regard to the increase in your taxes I wish to report the following reasons.

Because of the improvement in the creek along the south edge of the beach property which included the removal of the large willow trees and replanting and landscaping of this area taxes were increased 20% to cover this cost.

Your taxes on the single lot are somewhat higher than other vacant lots due to the extra foot frontage of a corner lot.

Sincerely yours,

Willard C. Pretzer, Secy.  
RD # 2 W. Lake Rd.  
Vermilion, Ohio

THE HEIDELBERG BEACH ASSOCIATION

FEBRUARY 20, 1965

Dear Heidelberg Beach Home Owner:

As you know, our association voted to petition for Erie County water and sewer, and it is possible that construction can commence in the spring.

The Board of Directors have decided to employ one contractor to make the sewer and water house connections in order that we might obtain a better price than if each property owner negotiated separately. We also want to be sure that all connections are completed at one time. In order to facilitate this program we would like to have you advise us at which point you would like sewer and water to enter your foundation or basement.

If you would like some further information in this matter you may discuss it with Howard Ruetenik or Lester Reutener. We should know these locations prior to actual installation construction work on Heidelberg Beach property.

Very truly yours,

The Sewer and Water Committee



March 19, 1965

A meeting of the Board of Trustees of Heidelberg Beach Association was held March 19, 1965, at 8:00 PM at the home of Louis Siebenhar with the following board members present: L. Manthey, W. Ossman, A. Kessler, L. Siebenhar, N. Wagner, G. Hall, R. Schuman, W. C. Pretzer, and H. Pretzer. Members absent were H. Ruetenik, K. Chidester, E. Kohlmeyer. Meeting was opened by President L. Manthey followed by prayer by H. Pretzer, Minutes of the previous meeting were read and approved. The treasurer report was read and approved and attached to these minutes. It was moved by W. Ossman, seconded by H. Pretzer, that the report be accepted as read.

Mr., Arthur Kessler, Real Estate Trustee reported treat lot number 21 be transferred from Esther Kleinecke & Adell M. Kleinecke or Christine I. Baumgardner to Adell M, Kleinecke or Christine I. Baumgardner of 2194 Carable Avenue, Lakewood 7, Ohio. Also the transfer of Lots number 6, 7, and 8 from Homer Beck and Homer Beck, Executor of Estate of Mintie Beck, deceased, to Homer Beck of 210 North Diamond Street, Mansfield, Ohio. Correspondence was read by Arthur Kessler from Mrs. W. L. Margard, Crestline, Ohio in regard to the purchase of lot number 29, and 1/2 of lot number 28. A motion by G. Hall and seconded by A. Kellser that Mrs. W. L. Margard and Mr. & Mrs. Robert Reimsnyder, Crestline, Ohio be accepted as members of the Association provided that they purchase lot number 29 and 1/2 let number 28. Motion approved.

Mr. Arthur Kessler also reported on information from the Land Title Company. Before title can be issued the Association must incorporate. Louis Manthey also reported from Mr. L. B. Parks of Cleveland, Ohio, that the Erie County recorder would possibly accept the present, papers or else have the court

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issue quiet title. Motion made by H. Pretzer, seconded by L. Siebenhar, that it be recommended to the members of the Association at the next annual meeting that the Association form a corporation, not for profit. Motion carried. Motion made by A. Kessler, seconded by R. Schuman that Mr. L. B. Parks of Cleveland, Ohio, be engaged to assist in the incorporation and revision of the constitution and by-laws, also to secure a clear title in the name of The Heidelberg Beach Association. Motion carried. President L. Manthey appointed a committee consisting of H. Ruetenik, W. Pretzer, H. Pretzer, L. Siebenhar, and G. Hall with H. Ruetenik as Chairman to revise the constitution and by-laws.

W. Ossman reported on the meeting held by the tax committee on February 26, 1965. The proposed budget is made a part of these minutes. Motion made by H. Pretzer, seconded by L. Siebenhar, that the report of the tax committee be accepted. Motion carried. The next meeting to the trustees is to be held Monday, May 31, 1965, at Heidelberg Beach at 2:00 PM., DST. The meeting adjourned with the Lords Prayer at 10:30 PM.

Respectfully submitted,

Louis Mathey

Louis Mathey, President

Willard C. Pretzer

Willard C. Pretzer, Secretary

HEIDELBERG BEACH. ASSOCIATION  
REPORT OF TREASURER MARCH 19, 1965

General Account 7-18-64			\$4,178.81
Receipts			
Taxes Collected 12-1-64	<u>\$5,948.59</u>		
Total Receipts	\$5,948.59	\$5,948.59	
Expenses			
Up-keep of Grounds			
Mowing	260.00		
Street Lights	10.96		
Tree Replacement	175.00		
Grounds Clean-Up	-0-		
Miscellaneous	<u>-0 -</u>		
Total Up-keep of Grounds	\$445.96		
Sewer & Water			
Electricity-Water	23.31		
Repair to Water Pumps	91.92		
Erie Co. Water Supply	<u>401.61</u>		
Total Sewer & Water	\$516.84		
Road Repair	628.00		
Rubbish & Garbage Collection	375.75		
Stationery, Supplies & Postage	11.98		
Bookkeeping Expense	400.00		
Erie County Taxes	<u>3,382.27</u>		
Total Current Expenses	\$5,760.80	\$5,760.80	
Purchase of Lot #40 from Lancaster		1,200.00	
Total Current Expenses & Purchase		<u>\$6,960.80</u>	
Net Change in General Account		\$1,012.21	\$1,012.21
General Account to Date			3,166.60
Petty Cash Fund			50.00
Recreational Fund			157.82
Reserve Fund			\$1,498.98
Additional Cost of Creek Project		671.25	
Reserve Fund to Date			\$827.73

CASH POSITION  
MARCH 19, 1965  
BASED ON 1964- 65 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	\$1,030.75	\$ 270.96	\$ 759.79
Pier Improvement	463.00	463.00	-0-
Tree Removal & Replace.	303.59	175.00	128.59
Clean-up of Property	200.00	-0-	200.00
Sewer & Water	499.12	516.84	17.72 *
Rubbish & Garbage	500.00	375.75	124.25
Sta., Sup. & Postage	15.00	11.98	3 02
Road Repair	400.00	628.00	228.00 *
Bookkeeping	400.00	400.00	-0-
Erie County Taxes	6,791.70	6,791.70	-0-
Ins. Liability	125.00	-0-	125.00
Reserve Fund	<u>500.00</u>	<u>500.00</u>	<u>-0-</u>
TOTALS	\$11,228.16	\$10,133 23	\$ 1,094.93

Respectfully submitted,

Ray D. Schuman  
Treasurer

\* Indicates a red figure

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TREASURER MARCH 19, 1965

Religious Account 7-15-64 168.48

Receipts	<u>SERVICE</u>	<u>ATTENDANCE</u>	<u>COLLECTIONS</u>	
	<u>Date</u>			
	7-5-64	98	49.10	
	7-12-64	83	51.65	
	7-19-64	142	74.37	
	7-26-64	100	54.80	
	8-2-64	89	50.22	
	8-9-64	109	59.32	
	8-16-64	117	69.58	
	8-23-64	119	59.75	
	8-30-64	141	71.98	
	9-6-64	<u>154</u>	<u>57.70</u>	
Total Attendance & Receipts		1152	\$612.36	\$612.36
Expenses				
Eight pastoral Fees \$ \$35.00			280.00	
Pavilion Electricity			<u>12.00</u>	
Total Expense			292.00	<u>292.00</u>
Net Change in Religious Account				320.36
Religious Account to Date				<u>488.84</u>

Cash Investments				
General Account				2,729.23
Interest Received		34.42		
General Account to Date				2,783.65
Religious Account				2,009.08
Interest Received		40.15		
Religious Account to Date				2,049.23
Cash Investments to Date				14,832.88

CASH RECAP AS OF JULY 18, 1964

	<u>CHECKING</u>	<u>SAVINGS</u>	<u>CASH</u>	<u>TOTAL</u>	
General Account	\$3,166.60	2,783.65	50.00	6,000.25	
Reserve Fund	827.73	-0-	-0-	827.73	
Recreational Fond	156.82	-0-	-0-	156.82	
Religious Fund	<u>488.84</u>	<u>2,049.23</u>	<u>-0-</u>	<u>2,538.07</u>	
Totals	\$4,639.99	\$4,832.88	\$50.00	\$9,522.87	\$9,522.87

Other Assets			
Pier Improvement		8,334.00	
Value of 4 1/2 Unsold Lots		<u>6,654.59</u>	
Total Other Assets		\$14,988.59	<u>14,383.59</u>
Total Assets			24,511.46
Total Liabilities			NONE
Net Worth March 19, 1965			24,511.46
Net Worth July 19, 1964			29,543.18
Decrease In Net Worth			\$5,031.72

Respectfully submitted

Ray D. Schuman, Treasurer

HEIDELBERG BEACH ASSOCIATION

March 19, 1965

Mr. Ray Schuman, Treasurer  
West Lake Road, R.D. #2  
Vermilion, Ohio

Dear Ray:

Enclosed you will find check in the amount of \$5,00 representing transfer of Lot No. 21 on west Virginia Road from Esther Kleinecke or Adell M. Kleinecke or Christine I. Baumgardner to Adell M. Kleinecke or Christine I. Baumgardner of 2194 Carabel Avenue, Lakewood 7, Ohio.

You will also find enclosed herewith check for \$15.00 covering the trans-far of Lots Nos. 6, 7, and 8 on Pennsylvania Road from Homer Beck and Homer Beck, Executor of Estate of Mintie Beck, deceased, to Homer Beck of 210 North Diamond Street, Mansfield, Ohio.

Sincerely yours.  
Arthur J. Kneeler  
Real Estate Trustee

AJK/jlc  
Encls.

17308 Fernshaw Avenue  
Cleveland, Ohio 44111

May 31, 1965

A meeting of the Board of Trustees of Heidelberg Beach Association was held, at May 31, 1965, 2:10 P.M. at the Heidelberg Beach pavilion, with the following board members present: G. Hall, A. Kessler, L. Manthey, H. J. Ruetenik, Rev. Kent Chidester, L. Siebenhar, E. Kohlmyer, W. Ossman, and H. B. Pretzer. Members absent were W. C. Pretzer, R. Schuman, and N. Wagner. Meeting was opened by President L. Manthey followed by prayer by Rev. K. Chidester. Minutes of the previous meeting were read and approved. The treasurer's report was not available.

Motion by E. Kohlmyer, second by L. Siebenhar to accept the membership and acknowledge the transfer of lot 29 and 1/2 lot 28 to Mrs. W. L. Margard & Mr. & Mrs. Robert Reimsnyder, Crestline, Ohio.

A letter of application for membership to the association was read from Rev. Alfred C. Kreke, minister of The First Methodist Church, Alliance, Ohio. The required letters for recommendation were presented and approved. In as much as the letters did not mention that Mrs. Kreke was a member of the church and that Miss Mildred Winter was at her cottage, Mr. H. J. Ruetenik contacted her and she informed him that Mrs. Kreke was a member of the First Methodist Church, Alliance, Ohio. It was moved by L. Siebenhar, seconded by W. Ossman, that the Membership of Rev. A. C. Kreke and his wife be approved, The transfer of ownership of the residence of Miss Mildred Winter to the Rev & Mrs. A. C. Kreke was approved and being lot #92.

Letters of application from Mrs. Esther Harding for membership in the association as being introduced by Mr. Gilbert Hall who he intends to marry on June 16, 1965. The necessary and required letters were read which stated that Mrs. Harding is a member of the Olmsted Community Church, Olmsted Falls, Ohio. It was moved by E. Kohlmyer, seconded by H. J. Ruetenik that the above application be accepted and the membership of Mrs. Esther Harding be approved.

May 31, 1965

Mr. H. J. Ruetenik gave a report on the condition of the grounds and the replacement of certain trees in various locations . Also that the sewer installation will be delayed until the present disposal plant is enlarged Which might take another year. Mr. H. J. Ruetenik, as superintendent of the grounds, was given authority to make such necessary improvements as he deems required under the circumstances including the hiring of qualified painters to paint the various tables and benches. Mr. L. Siebenhar volunteered to replace the seats of the benches on the pier. He will paint them and install them. His offer to do this much needed work was accepted with a great deal of appreciation and thanks by the Board in behalf of the entire association.

Mr. H. B. Pretzer tendered his resignation as director of music and church services beginning as of this date, May 31, 1965. with some reluctance and sincere appreciation for services rendered since the inception of the religious services, is was moved by H. J. Ruetenik, and seconded by Mr. Gilbert hall, that the resignation be accepted. Motion approved. it was suggested by Mr. H. J. Ruetenik that Mr. H. B. Pretzer be placed on a committee to assist in the work concerning these religious services during the coming season. The committee to be appointed by the president. Mr. W. Ossman mentioned that his lot # 77 was for sale. He stated that the offered price was \$1,300.00. A discussion was had in regard to building placed on one lot. No action was taken. The president presented a letter which he received from attorney L. Beaumont Parks of the firm Parks and Eisole, *311 Terminal Tower Public Square* Cleveland, Ohio, dated May 7, 1965, in regard to forming a corporation to operate the association as a non-profit Ohio corporation. The committee appointed at the March 19, 1965 meeting was urged to continue their work on this special phase of government.

The next meeting is to held at the pavilion on Monday, July 5, 1965, at 9:30 AM EDT.

Upon a motion by W. Ossman, seconded by L. Siebenhar the meeting was adjourned at 4:15 PM followed by praying the Lords prayer in unison.

Louis Manthey, President      H. B. Pretzer, Sec'y Pro-tem



July 5, 1965

A meeting of the Board of Trustees of Heidelberg Beach Association was held July 5, 1965 at 9:40 AM at the Heidelberg Beach pavilion, with the following members in attendance: L. Siebenhar, G. Hall, L. Manthey, Rev. C. Chidister E. Kohlmyer, A. Kessler, H. J. Ruetenik, W. Pretzer, R. Schuman. Members absent were W. Ossman, N. Wagner, H. H. Pretzer.

Meeting was opened by President L. Manthey followed by prayer by Rev. Chidister. Minutes of the previous meeting were read and approved. The treasurers report was read and approved.

Letters for approval of Mrs. A. Kreke as a member were read and accepted. H. J. Ruetenik reported on painting of benches and tables and recommended that it be delayed until later in the year as no Minter was available. Discussion on new benches for lake front followed and it was moved by E. Kohlmyer, seconded by R. Schuman that we purchase 2 benches on the recommendation of H. J. Ruetenik. A report on trees and grounds was also given and the mowing of the creek and east side of property,

Motion made by A. Kessler, seconded by L. Siebenhar that the beach lights at the entrance be turned on for the summer months and possible in the winter months at the minimum rate. The sale of the old water pump and tanks was discussed with a possible sale pending. The preliminary report on the revised constitution and by-laws was read and discussion followed. The presence of Mr. Parks was approved to be at this meeting to answer question. Motion by H. J. Ruetenik, seconded by Rev. Chidester that we approve and recommend the adoption of the proposed articles by Rev. C. Chidester, of incorporation at the annual meeting. It was moved by Rev.C. Chidester, and second by E. Kohlmyer that attorney L. B. Parks be instructed to prefers a draft of a 99 year lease for property owners.

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July 5, 1965

Nominations for trustees of Heidelberg Beach association for the coming year were made. The present four members, L. Siebenhar, E. Kohlmyer, N. Wagner, & Rev. C. Chidester, along with Paul Clevenger, James Kramer, John Wise, and Dorothea Pretzer were nominated.

Motion made by H. J. Ruetenik, seconded by L. Siebenhar, that the president introduce the minister and make announcements on Sunday mornings at the 11:00 AM church service.

Plans for the cottage of Mrs. W. L. Margard were presented by the building committee. After discussion they were referred back to the building committee for more information on the patio and the house placed on the lot with dimensions.

Motion by L. Siebenhar, seconded by R. Schuman, that W. C. Pretzer be appointed statutory agent for the proposed corporation.

Meeting adjourned with the Lord's Prayer in unison at 11:55 AM.

Respectfully submitted,

Louis Manthey,

Louis Manthey, President

Willard C. Pretzer,

Willard C. Pretzer, Sec'y,

CASH POSITION

JULY 4, 1965

BASED ON 1964- 65 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	\$1,030.75	\$ 750.96	\$ 459.79
Pier Improvement	463.00	463.00	-0-
Tree REmoval & Replace	303.59	175.00	128.59
Clean-up of Property	200.00	-0-	200.00
Sewer & Water	499.12	692.34	193.22 *
Rubbish & Garbage	500.00	486.00	14.00
Road Repair	400.00	628.00	228.00 *
Sta., Sup. & Postage	15.00	22.08	7.08 *
Bookkeeping	400.00	400.00	-0-
Erie County Taxes	6,791.70	6,791.70	-0-
Ins. Liability	125.00	-0-	125.00
Reserve Fund	500.00	500.00	-0-
<b>TOTALS</b>	<b>\$11,228.16</b>	<b>\$10,729.08</b>	<b>499.08</b>

Respectfully submitted,  
*Ray D. Schuman*  
 Ray D. Schuman  
 Treasurer

\* Indicates a red figure

July 17, 1965

The Annual meeting of the Heidelberg Beach Association was held on July 17, 1965 at the pavilion. Meeting was called to order by President Lou Manthey. A prayer was given by Rev. Chidester. The roll call was then taken indicating 63 present and 18 proxies representing a total of 81 which constitutes a quorum.

The minutes of the previous year's meetings were read and approved. Motion by Wilbur Ossman, seconded by Mr. Wilms.

A discussion of incorporation of The Heidelberg Beach Association followed. An explanation of the advantages and disadvantages of incorporation was given by Mr. L. B. Parks, Attorney. It was moved by Mrs. H. B. Pretzer and second by Mrs. Rath that we incorporate and adopt the articles of incorporation as proposed by the trustees. Motion passed unanimously.

The treasurers report was submitted by Ray Schuman with a copy submitted to each member. Motion by W. Ossman, seconded by L. Siebenhar that the report be accepted. Motion approved. The treasurers report is also made a part of these minutes.

The budget report was explained by W. Ossman and a copy submitted to the members. Motion to accept the budget for the 65-66 season was made by H. J. Ruetenik, second by Mr. Wilms. Motion carried. A copy of the budget is made a part of these minutes.

Mr. Art Kessler reported on the real estate. The association has lots 39 and 40 available for sale. In addition there are several individual lots and cottages for sale. Motion by I. Siebenhar, seconded by Les Reutener that the real estate report be accepted. Motion carried.

Mr. H. J. Ruetenik, Ground superintendent gave his report with a reminder to members that an area for disposal of burnable trash is available in the South-East corner of the grounds near tee creek. Resurfacing of the roads is to be delayed till after Labor Day. Les Reutener is to have the electric for the lights at the driveway entrance turned on again. Speed warning signs suggested by Mr. Fahrland were referred to a trustee's meeting.

The report of the Religious Committee was given by F. Mrs. H. Rohrbaugh. An invitation to all members and their guests to attend Sunday services on the grounds was given.

A Water, Sewer, & Tree Committee report was given by H. J. Ruetenik, Sewer connections will be delayed because of lack of capacity of the present county system. A one year delay is expected.

Under new business a vote of thanks was given to Lou Siebenhar for lumber, paint, and repair of benches on the pier. Thanks were also given to Mr. Paul Clevenger for work on the benches. Thanks given to H. J. Ruetenik for the work involved in the incorporation, Thanks given to the Richardsons for the flowers around the Pavilion.

The election of officers followed with tellers Mr. Roth and Mr. Pagel in charge of the balloting. The results for a three term were as follows: Louis Siebenhar, Rev. C. K. Chidester, Paul B. Clevenger, and Dorthea Pretzer. There being no further business the meeting was adjourned with the Lord's Prayer.

Respectfully submitted,

Louis Manthey, President  
July 17, 1965

Willard C. Pretzer, Sec'y.

HEIDELBERG BEACH ASSOCIATION  
 FINANCIAL REPORT  
 AS OF JULY 17, 1965

General Account, July 18, 1964				\$4,178.81
Receipts				
Taxes Collected 1 2-1-64	\$5,948.59			
Taxes Collected 6-1-65	<u>5,229.89</u>			
Total Receipts			\$11,175.48	
Expenses				
Street Lights	\$10.96			
Mowing of Grass	680.00			
Water System	228.84			
Use of Erie County Water	463.50			
Road Repair	628.00			
Refuse Collection	486.00			
Stationary, Postage, etc.	31.54			
Erie County Taxes	6,764.54			
Tree Replacement	336.08			
Bookkeeping	400.00			
Total Expenses			<u>10,029.46</u>	
Receipts in Excess of Expenses			1,149.02	
Purchase of Lot #40 from Lancaster			1,200.00	
Sale of 1/2 Lot #28 to Margard-Reimsnyder			<u>734.00</u>	
Net Change in General Account			<u>683.02</u>	
				<u>683.02</u>
General Account to Date				\$4,861.83
Petty Cash Fund				50.00
Recreational Fund July 18, 1964				156.82
Receipts From Sale of Lots and Paths	31.00			
Recreational Fund to Date				187.82
Reserve Fund, July 18, 1964				1,498.98
Additional Cost of Creek Project	671.25			
Reserve Fund to Date				827.73
Religious Account July 18, 1964				168.48

Receipts and Statistics				
A	<u>DATE OF</u>	<u>ATTENDANCE</u>	<u>COLLECTIONS</u>	
	<u>SERVICE</u>			
	7-5-64	98	49.10	
	7-12-64	83	51.65	
	7-26-64	142	74.37	
	7-26-64	100	54.80	
	8-2-64	89	50.22	
	8-9-64	109	59.22	
	8-16-64	117	69.58	
	8-23-64	119	59.75	
	8-30-64	141	71.98	
	9-6-64	<u>154</u>	<u>71.59</u>	
Receipts to Date		1,152	612.36	612.36

HEIDELBERG BEACH ASSOCIATION  
 FINANCIAL REPORT  
 AS OF  
 JULY 17, 1965

Expenses			
Ten Service Fees @ \$35.00	\$350.00		
Pavilion Electricity	18.00		
Miscellaneous	27.31		
Total Expenses to Date		<u>\$395.31</u>	
Net Change in Religious Account			<u>\$217.05</u>
Religious Account to Date			385.53
Cash Investments			
General Account July 18, 1964		2,729.23	
Interest Received	110.21		
General Account to Date		2,839.44	
Religious Account July 18, 1964		2,009.08	
Interest Received	81.28		
Religious Account to Date		2,090.36	
Cash Investments to Date			\$4,929.80

CASH RECAP AS OF JULY 17, 1965

	<u>CHECKING</u>	<u>SAVINGS</u>	<u>PETTY CASH</u>	<u>TOTAL</u>	
General Account	\$4,861.83	\$2,839.44	\$50.00	\$7,751.27	
Reserve Fund	827.75	-0-	-0-	827.73	
Recreational Fund	187.82	-0-	-0-	187.82	
Religious Account	<u>385.53</u>	<u>2,090.36</u>	-0-	<u>2,475.89</u>	
TOTALS	\$6,262.91	\$4,929.80	\$50.00	11,242.71	\$11,242.71

Other Assets			
Value of Four Unsold Lots		5,920.88	
Uncollected Taxes Due 12-1-65		<u>4,662.79</u>	
Total Other Assets		10,583.67	<u>10,583.67</u>
Total Assets			\$21,826.38

Respectfully submitted,  
 Ray D. Schuman, Treasurer

CASH POSITION

JULY 17, 1965

BASED ON 1964 - 65 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	\$1,030.75	\$690.96	\$339.79
Pier Improvement	463.00	463.00	-0-
Tree Removal & Replacement	303.59	336.08	32.49*
Clean-up of Property	200.00	-0-	200.00
Sewer & Water	499.12	692.34	193.22*
Rubbish & Garbage	500.00	486.00	14.00
Road Repair	400.00	628.00	228.00*
Sta., Supplies & Postage	15.00	31.54	16.54*
Bookkeeping	400.00	400.00	-0-
Erie County Taxes	6,791.70	6,791.70	-0-
Insurance Liability	125.00	-0-	125.00
Reserve Fund	500.00	500.00	-0-
Totals	\$11,228.16	\$11,019.62	\$208.54

Respectfully submitted  
*Ray D. Schuman,*  
 Ray D. Schuman,  
 Treasurer

\* Indicates a red figure.

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TAX COMMITTEE  
RECOMMENDED ASSESSMENTS FOR 1965 - 1966 SEASON

<u>PROPOSED</u>	<u>BUDGET</u>
Grounds	\$734,26
Tree Removal and Replacement	300.00
Sewer and Water	1,050.00
Road Repair	400.00
Rubbish & Garbage	400.00
Stationery, Supplies & Postage	15.00
Bookkeeping Expense	200.00
Erie County Taxes	<u>6,764.54</u>
<b>TOTAL PROPOSED BUDGET</b>	<b>\$ 9,863.80</b>

RECOMMENDED ASSESSMENTS

Collection resulting from the distribution of county assessments per leaseholder at \$28.80 per thousand of valuation	\$ 6,420.80
Additional collection necessary to defray anticipated local expense at \$10.75 per thousand of valuation	2,393.00
Anticipated cost of water supply at \$15.00 for summer residents and \$60.00 for year around residents	<u>1,050.00</u>
<b>TOTAL ASSESSMENTS</b>	<b>\$ 9,863.80</b>

RESPECTFULLY SUBMITTED,  
THE TAX COMMITTEE

AJK/tlk

Enclosure



July 17, 1965

An organizational meeting of the Board of Trustees of Heidelberg Beach Association was held July 17, 1965 at the pavilion. The meeting was held to elect offices for the coming year, 1965-66.

It was moved by L. Siebenhar, seconded by Art Kessler that the present officers be re-elected and the secretary cast a unanimous ballot. Motion Passed. President, L Manthey; Vice Pres. H. B. Pretzer; Secretary, W. C. Pretzer; Treasurer, Ray Schuman.

The election of the executive committee followed. H. B. Pretzer moved seconded by W. Ossman, that the present committee be re-elected. Motion passed. Arthur Kessler, Howard J. Reutenik, C. Kent Chester, plus the officers.

Plans for the Margard cottage were presented and approved. Moved by H. B. Pretzer, seconded by Ray Schuman. Motion Carried.

Respectfully submitted,

Ray S Schuman  
President, Pro-Tem

Howard B Pretzer  
Sec. Pro-Tem.

July 17, 1965

July 25, 1965

A special meeting of the Board of Trustees of Heidelberg Beach Association was held at the pavilion, July 25, 1965 at 12:15 P.M. with the following in attendance: Dorothea Pretzer, Paul Clevenger, Lewis Siebenhar, Arthur Kessler, Ray Schuman, Howard Pretzer, Louis Manthey, Wilbur Ossman, Willard Pretzer, and Howard Ruetenik, Members absent, Rev. C. Kent Chidister, Gilbert Hall.

On a motion by W. Ossman, seconded by L. Siebenhar that the entrance lights be turned on. Motion passed.

Howard Ruetenik reported on the letter he wants sent out to the property owners. This is to be mailed as soon as possible.

Mr. Art. Kessler reported on the transfer of lot # 68 from Arthur & Hazel Koester to Hazel Koester.

Transfer was approved.

Meeting adjourned at 1:45 P.M.

Respectfully submitted,

Louis Manthey  
Louis Manthey, President

Willard Pretzer  
Willard Pretzer, Secretary

July 25, 1965

HEIDELBERG BEACH ASSOCIATION

July 26, 1965

Mr. Ray Schuman, Treasurer  
Heidelberg Beach Association  
West Lake Road  
Vermilion, Ohio

Dear Ray:

Enclosed you will find check from Mildred G Kramer representing transfer fee on Lot NO. 68 Kentucky Road, Heidelberg Beach Association, Vermilion, Ohio, from Arthur M. Koester and Hazel H. Koester to Hazel H Koester, 33 West Schaaf Road, Cleveland 9, Ohio.

With best regards.

Your very truly,

Arthur J. Kessler  
Real Estate Trustee

AJK/jlc

Encl.

CC: Mr. Willard Pretzer  
Heidelberg Beach Association  
West Lake Road  
Vermilion, Ohio

B416 -1762

RECEIPT AND CERTIFICATE  
HEIDELBERG BEACH ASSOCIATION  
NAME:  
NUMBER: 342343'

No. 5366

DOMESTIC CORPORATIONS  
X ARTICLES OF INCORPORATION  
AMENDMENT  
MERGER/CONSOLIDATION  
DISSOLUTION  
AGENT  
RE-INSTATEMENT  
CERTIFICATES OF CONTINUED  
EXISTENCE  
MISCELLANEOUS

FOREIGN CORPORATIONS  
LICENSE  
AMENDMENT

SURRENDER OF LICENSE  
APPOINTMENT OF AGENT  
CHANGE OF ADDRESS OF AGENT  
CHANGE OF PRINCIPAL OFFICE  
RE-INSTATEMENT  
FORM 7  
PENALTY

MISCELLANEOUS FILINGS  
ANNEXATION/INCORPORATION--CITY  
OR VILLAGE  
RESERVATION OF CORPORATE NAMES  
REGISTRATION OF NAME  
REGISTRATION OF NAME RENEWALS  
REGISTRATION OF NAME-CHANGE  
OF REGISTRANTS ADDRESS  
TRADE MARK  
TRADE MARK RENEWAL  
SERVICE MARK  
SERVICE MARK RENEWAL  
MARK OF OWNERSHIP  
MARK OF OWNERSHIP RENEWAL  
EQUIPMENT CONTRACT/CHATTEL  
MORTGAGE  
POWER OF ATTORNEY  
SERVICE OF PROCESS  
MISCELLANEOUS  
ASSIGNMENT--TRADE MARK, MARK  
OF OWNERSHIP, SERVICE MARK,  
REGISTRATION OF NAME

I certify that the attached document was received and filed in the office of TED W. BROWN, Secretary of State, at Columbus, Ohio, on the 28th day of July A.D. 1965, and recorded on Roll B416 at Frame 1762 of the RECORDS OF INCORPORATION and MISCELLANEOUS FILINGS.

TED W. BROWN  
TED W. BROWN,  
Secretary of State

Filed by and Returned To Parks and Eisele  
1311 Terminal Tower Att: L. Beaument Parks  
Cleveland, Ohio 44113

FEE RECEIVED: \$25.00

NAME: ...HEIDEIBERG BEACH ASSOCIATION

B416 -1763

3 4 2 3 4 3  
ARTICLES OF INCORPORATION  
OF  
HEIDELBERG BEACH ASSOCIATION

The undersigned, all of whom are citizens of the United States, desiring to form a corporation not for profit under the provisions of Sections 1702.01 et seq. of the Revised Code of Ohio, do hereby certify

First: The name of the corporation shall be Heidelberg Beach Association.

Second :The place in Ohio where the principal office is to be located is Vermilion Township, Erie County.

Third: The purposes for which it is formed are: To hold legal title to the land comprising the Heidelberg Beach Subdivision in original Lot2, Section4 of Vermilion Township, Erie County, Ohio for the benefit of the members of the corporation: to authorize by contract, lease or otherwise the use of sublots as sites for summer cottages and/or permanent homes for such members: to reserve portions thereof for drives, walks, beaches, recreation areas, commons, parks and other areas for the common use of its members: to erect buildings and other improvements for use for religious and educational meetings for its members and others: to contract for, install, operate and maintain water, sewer and other quality lines and systems on said premises for the use and benefit of its members.

All of the foregoing purposes shall be carried on for the mutual benefit and convenience of the members of the corporation, without a view of profit.

Fourth : The following persons shall serve as Trustees until the first annual meeting, or other meeting called to elect Trustees :

<u>Name</u>	<u>Address</u>
Rev. C. Kent Chidester	500 N. Barron St. Kenton, Ohio
Mr. Gilbert F. Hall	7519 River Road Olmsted Falls, Ohio
Mr. Arthur J. Kessler	17308 Fernshaw Avenue Cleveland, Ohio 44111
Mr. Paul B. Clevenger	2593 Shady Lane Drive Seven Hills, Ohio 44131
Mr. Louis Manthey	6711 Brookside Drive Cleveland, Ohio 44109
Mr. W. R. Ossman	8314 Oxford Drive Cleveland, Ohio 44089
Mr. Howard B. Pretzer	R. D. #2 Vermilion, Ohio 44089
Mr. Willard C. Pretzer	R. D. #2 Vermilion, Ohio 44089
Mr. Howard J. Ruetenik	R. D. #2 Vermilion, Ohio 44089
Mr. Ray Schuman	R. D. #2 Vermilion, Ohio 44089
Mr. Louis H. Siebenhar	2684 Forestview Cleveland, Ohio 44116
Mrs. Dorothea Pretzer	6935 York Road Cleveland, Ohio 44130

Fifth: The undersigned incorporators are members of Heidelberg Beach Association, an unincorporated association, and by the same affirmative vote of the members thereof as the Constitution of said association requires for an amendment to said Constitution, and all members of said unincorporated association shall,



B416 -1766

ORIGINAL APPOINTMENT OF AGENT  
OHIO CORPORATIO

KNOW ALL MEN BY THESE PRESENTS, that Willard C. Pretzer of R. D. #2, Vermilion, Erie County, Ohio 44089, who is a resident of said county, which is the county in which the principal office of Heidelberg Beach Association is located, is hereby appointed as the person on whom process, tax notice, and demands against said Heidelberg Beach Association may be served.

HEIDELBERG BEACH ASSOCIATION

Howard J. Ruetnik

L. W. Manthey

Howard B. Pretzer

Willard C. Pretzer

Gilbert F. Hall

Incorporators

Heidelberg Breach Association

Gentlemen:

I hereby accept the appointment as the agent of your corporation upon whom process, tax notices and demands may be service.

Willard C. Pretzer

Willard C. Pretzer



August 8, 1965

A special meeting of the Board of Trustees of the Heidelberg Beach Association was held at the pavilion on Sunday, August 8, 1965 at 12:15 P.M. with the following members in attendance: Dorothea Pretzer, R. Schuman, H. Ruetenik, W. C. Pretzer, A. Kessler, P. Clevenger, H. Pretzer, L. Siebenhar, L. Mantney. Members absent, Rev. C. K. Chidester, W. Ossman, G. Hall.

The meeting was called to order by President L. Manthey to discuss the new By-laws of Heidelberg Beach Association. It was moved by R. Schuman and seconded by A. Kessler that the revised By-laws be accepted as read. Howard Ruetenik presented a Quit Claim deed to be signed by the present Trustees.

A special meeting of all lot owners is to be held on Labor day at Heidelberg Beach pavilion at 10:00 A.M.

The meeting was adjourned at 1:30 P.M. followed by praying the Lords prayer in unison.

Respectfully submitted,

Louis Manthey  
Louis Manthey, President

Willard Pretzer  
Willard Pretzer, Secretary

August 8, 1965

September 6, 1965

A special meeting of the Association was held Monday, September 6, 1965 at the pavilion at 10:00 A.M. Meeting was opened by President Louis Manthey with a roll call following which showed 60 1/2 present and 19 proxies with a total vote of 79 1/2 which established a quorum.

The purpose of this meeting was to approve the revised By-laws of the association as recommended by the Trustees.

The revised By-laws were read by Howard Ruetenik, and approved as

- follows:
- Section I Motion by Rev. Kreke, seconded by L. Siebenhar, Approved.
  - Section II Motion by A. Kessler, seconded by L. Reutener, Approved.
  - Section III Motion by H. Pretzer, seconded by C. Martin, Approved.
  - Section IV Motion by R. Schuman, seconded by L. Siebenhar, Approved.
  - Section V Motion by/R. Mathes, seconded by E. Pretzer, Approved.
  - Section VI Motion by Rev. Kreke, seconded by A. Auer, Approved.
  - Section VII Motion by Rev. R. Mathes, seconded by L. Reutener, Approved.
  - Section VIII Motion by R. Martin, Seconded by L. Reutener, Approved.

It was then moved by Rev. R. Mathes, seconded by May Rath, that the By-laws be adopted as a Whole. Motion carried.

Howard Ruetenik then read the revised Rules and Regulations.

The meeting was adjourned at 11:15 A.M. followed by praying the Lords prayer in unison.

Respectfully submitted,

Louis Manthey  
Louis Manthey, President

Willard C. Pretzer  
Willard C. Pretzer, Secretary

September 6, 1965

L. BEAUMONT PARKS  
EDWARD A EISELE, JR  
EBERT WEIDNER  
RICHARD O. BANCROFT

PARKS AND EISELE  
ATTORNEYS AT LAW  
1311 TERMINAL TOWER  
CLEVELAND, OHIO 44113  
621-5234

November 16, 1965

Heidelberg Beach Association  
Vermilion, Ohio

Attention: Mr. Kessler

Gentlemen:

I have completed my work in connection with incorporating the association and with conveying the property to the corporation and securing a title guarantee in connection therewith.

I originally estimated to Mr. Manthey that my fees and costs in connection with the incorporating would not exceed \$300.00 and that my fees in connection with the preparation of a deed and clearing title to the real estate would not exceed \$50.00. The actual time consumed in this matter has somewhat exceeded my estimate but I have preferred to keep my charge within the limit of my estimate and have accordingly done so. Mr. Kessler later requested that I secure a title guarantee from Land Title Guarantee and Trust Company and of course this had not been included in my estimate, nor had the recording fees on the various deeds and affidavits that were filed with the County Recorder. I therefore enclose my statement covering fees and advancements and trust you will find the same satisfactory.

I therefore enclose quit claim deed from Walter F. Pretzer, et al. to the Heidelberg Beach Association dated June 1, 1951 and recorded October 4, 1965 in Volume 359, Page 347 of Erie County Records; two affidavits recorded in Volume 359, Page 349 and Page 350 of Erie County Records; quit claim

pg 132 A508

Heidelberg Beach Association  
Page 2

November 16, 1965

deed dated September 20, 1965 from the Trustees of the Heidelberg Beach Association to Heidelberg Beach Association, recorded October 4, 1965 in Volume 359, Page 351 of Erie County Records; Land Title title guarantee No. E-147788 in the amount of \$59,500.00 showing title to the property good in Heidelberg Beach Association subject only to a right-of-way and easement and taxes for 1965.

Respectfully yours,  
L. Beaumont Parks

LBP:ab  
encls.

P, S.

I am also enclosing a quit-claim deed from Henrietta Schaad to The Heidelberg Beach Association, dated May 11, 1951, and recorded in Volume 359, Pages 345-346 of Erie County Records.

*Total \$501.10  
cost*

HEIDELBERG BEACH ASSOCIATION

December 24, 1965

Mr. Ray Schuman  
Heidelberg Beach Association  
West Lake Road  
Vermilion, Ohio

Dear Ray:

Enclosed you will find check for \$10.00 covering transfer of two lots from John E. Wise to Ethel M. Wise. These lots cover No. 28 Indiana Road and No. 60 Kentucky Road, Heidelberg Beach Association, Vermilion, Ohio.

Elsie and I want to extend to you and your family best wishes for the Holiday Season.

Sincerely yours,

Arthur J, Kessler  
Real Estate Trustee

March 25, 1966

A meeting of the Board of Trustees of the Heidelberg Beach Association was held at the home of W. Ossman on 3-25-66 at 8:00 PM, with the following members present. Louis Manthey, W. Ossman, Louis Siebenhar, P. Clevenger, A. Kessler, H. B. Pretzer, and members absent R. Schuman, Rev. C. Kent Chidester, Mrs. Dorothea Pretzer, W. C. Pretzer, H. J. Ruetenik, and G. Hall.

The meeting was called to order by President Louis Manthey and opened by prayer offered by H. B. Pretzer.

Mrs. Ray Schuman gave the treasurers report in the absence of Treasurer Ray Schuman. A copy is made part of these minutes. On motion of W. Ossman seconded by A. Kessler treasurers report was approved. The tax committee discussed the proposed tax program for 1956-67 season which was voted on and approved. Motion made by A. Kessler, seconded by L. Siebenhar.

The minutes of the meeting of August 8, 1965 were read and approved.

The subject of liability insurance was presented and upon motion made by A. Kessler, seconded by W. Ossman that the insurance coverage of General Liability and personal property day, age of \$100,000.00/\$300,000.00 as covered by Great American Ins. Co. policy #LGC6252933 be renewed on a 3 year term as of 3-7-66 at the annual premium of \$119.00 through The Keleher Agency, Sandusky, Ohio.

W. The subject of transfer of title to subplot' #28 78 on Indiana Rd. and #60 on Kentucky Rd. from John E. Wise and Etnel M. Wise to Ethel F. Wise was discussed and upon motion by A. Kessler, seconded by Ossman this Transfer was approved. Motion carried.

Mr. A. Kessler made a motion that the bill presented by Parks & Eisele, Attorneys in Terminal Tower Bldg, Cleveland, Ohio, for the incorporation of the Heidelberg Beach Association and the securing of clear title guarantee

March 25, 1965

be paid. the detailed bill totaled \$501.10 to be paid out of the general funds. Seconded by L. Siebenhar, motion carried. it was called to the Trustees' attention that in as much as the time limit has expired for the construction of the Marguard cottage their plans must be reconsidered, They now want to wait for the new water and sewer lines. The religious services program for the year 1966 season was presented as provided by Mrs. H. Rohrbaugh. it was accepted with great gratitude to Mrs. H. Rohrbaugh, our religious director for her very faithful services. No action was taken on the new suggested lease prepared by the attorney. The president presented the trustees with a copy of the committees for the coming season.

join A motion to adjourn was made by H. B. Pretzer. The president adjourned the meeting by asking us to in praying the Lords Prayer. Meeting adjourned at 10:15 PM.

Meeting adjourned to accept the gracious hospitality of Mr. & Mrs. Wilbur Ossman who gave us a complete tour of their new home at 7505 Wake Robin Dr., Parma, Ohio. The refreshments were delicious and the Ossman's given a hearty thank you.

Howard B. Pretzer

Howard B. Pretzer, Secy., PROTEM.

Louis W. Manthey

Louis W. Manthey, President

March 25, 1956

HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF  
MARCH 25, 1966

General Account, July 17, 1965		\$4,861.83
Receipts		
Taxes Collected 12-1-65	\$4,662.79	
Sale of Water Pump Equip.	<u>300.00</u>	
Total Receipts		\$4,962.79
Expenses		
Street Lights	83.99	
Mowing of Grass	332.00	
Sunset Benches	246.05	
Use of Erie County Water	576.80	
Road Repair & Maintenance	305.00	
Refuse Collection	375.75	
Stationary, Postage, etc.	29.71	
Erie County Taxes	3,934.24	
Tree Replacement	116.93	
Legal Expense	2.00	
Bookkeeping	200.00	
Misc. Expense	<u>3.20</u>	
Total Expenses		6,199.67
Net Change in General Account		1,236.96
General Account to Date		3,624.95
Petty Cash Fund		50.00
Recreational Fund July 17, 1965		187.82
Receipts from Sale of Lots	15.00	
Cast of Buoys for Beach Area	<u>23.88</u>	
Recreational Fund to Date		178.94
Reserve Fund to Date (No Change)		827.73
Religious Account July 17, 1965		385.53
Receipts and Statistics		
DATE OF		
Service	<u>ATTENDANCE</u>	<u>COLLECTIONS</u>
7-4-65	106	\$50.78
7-11-65	110	62.68
7-18-65	128	88.50
7-25-65	110	60.32
8-1-65	72	46.24
8-8-65	112	54.27
8-15-65	89	53.61
8-22-65	86	50.17
8-29-65	110	58.48
9-5-65	<u>98</u>	<u>69.31</u>
Receipts to Date	1021	594.36



HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF MARCH 25, 1966

Expenses			
8 Service Fees @ \$35.00	\$280.00		
Pavilion Electricity	10.50		
Total Expenses to Date		<u>290.50</u>	
Net Change in Religious Account			<u>\$303.86</u>
Religious Account to Date			\$ 689.39
Cash Investments			
General Account July 17, 1965		\$ 2,839.44	
Interest Received	56.78		
General Account to Date		2,896.22	
Religious Account July 17, 1965		2,090.36	
Interest Received	40.15		
Religious Account to Date		2,130.51	
Cash Investments to Date			\$ 5,026.73

CASH RECAP AS OF MARCH 25, 1966

	<u>CHECKING</u>	<u>SAVINGS</u>	<u>PETTY CASH</u>	<u>TOTAL</u>	
General Account	\$ 3,624.95	\$ 2,896.22	\$ 50.00	\$ 6,571.17	
Reserve Fund	827.73	0-	-0-	827.73	
Recreational Fund	178.94	-0-	-0-	178.94	
Religious Account	<u>689.39</u>	<u>2,130.51</u>	<u>-0-</u>	<u>2,819.90</u>	
TOTALS	\$ 5,321.01	\$ 5,026.73	\$ 50.00	\$10,397.74	10,397.74

Other Assets			
Value of Four Unsold Lets			<u>5,920.88</u>
Total Other Assets			5,920.88 <u>5,920.88</u>
Total Assets			\$ 16,318.62

Respectfully submitted.

Ray D. Schuman, Treasurer

CASH POSITION

MARCH 25, 1966

BASED ON 1965 - 1966 TAX COLLECTION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	\$ 734.26	\$ 335.20	\$399.06
Tree Removal and Replacement	300.00	116.93	153.07
Sewer and Water	1,950.00	576.80	473.20
Road Repair	400.00	305.00	95.00
Rubbish & Garbage	403.00	375.75	24.25
Stationery, Suppites & Postage	15.00	23.71	8.71*
Bookkeeping Fee	200.00	200.00	-0-
Erie County Taxes	6,764.54	6,764.54	-0-
<b>NON BUDGET EXPENSES</b>			
\ Street Lights		82.99	83.99*
Sunset Benches		246.05	246.05*
Legal Expais		2.00	2.00*
<b>TOTALS</b>	<b>\$9,863.80</b>	<b>\$9,029.97</b>	<b>\$833.83</b>

Respectfully Submitted,

Ray D. Schuman  
Treasurer

\* Indicates a red figure.

PRETZER & COMPANY  
BANK AUDTORS - OPERATING CONSULTANTS  
VERMILION, OHIO 44089

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TAX COMMITTEE  
RECOMMENDED., ASSESSMENTS FOR 1966 - 1967 SEASON

PROPOSED BUDGET

Grounds	\$ 685.57
Tree Removal and Replacement	300.00
Sewer and Water	1,050.00
Rubbish & Garbage	200.00
Road Repair	-0-
Stationery, Supplies & Postage	15.00
Bookkeeping Expense	200.00
Erie County Taxes	<u>7,868.48</u>
 TOTAL PROPOSED BUDGET	 \$ 10,319.05

RECOMMENDED ASSESSMENTS

Collection resulting from the distribution of county assessments per leaseholder at \$33.50 per thousand of valuation	\$ 7,482.25
 Additional collection necessary to defray anticipated local expense at per thousand of valuation	 \$8.00 1,786.80
 Anticipated cost of water supply at \$15.00 for summer residents and for year around residents	 \$60.00 <u>1,050.00</u>
 TOTAL ASSESSMENTS	 \$ 10,319.05

RESPECTFULLY SUBMITTED,  
THE TAX COMMITTEE

May 31, 1966

A meeting of the Board of Trustees Heidelberg Beach Association was held at the cottage of Mr. Louis Siebenhar on May 31, 1966, at 2:00 PM with the following members in attendance, Louis Manthey, Louis Siebenhar, H. B. Pretzer, Art Kessler, W. C. Pretzer, G. Hall, P. Clevenger, R. Schuman, and Dorothea Pretzer. Members absent, Rev. C. Kent Chidester, W. Ossman, and H. J. Ruetenik. The meeting was called to order by President Louis Manthey and followed with a prayer by H. B. Pretzer.

The minutes of the last meeting on March 25, 1966, were read and approved. The treasurer's report was read and approved. Building committee reported on resubmitted plans of Margard's proposed cottage and recommended approval. Moved by L. Siebenhar, seconded by R. Schuman that the plans for 3 bedroom Townhouse of Homestead Corp. Plan 10-40 be approved.

Motion carried.

The Rules and regulations committee was instructed to have the By-laws and rules printed in time for the annual meeting,

The religious services on Sunday at the pavilion was discussed with the possibility of Al Pretzer, Jr. conducting the opening ceremonies. Moved by R. Schuman, seconded by H. B. Pretzer that Al Pretzer, Jr. be contacted for this duty. Motion carried.

Moved by G. Hall, seconded by Art Kessler that a vote of thanks be given to Mr. & Mrs. Howard B. Pretzer and family for the donation of the new lights at the entrance of the Beach. Motion carried.

Motion by H. B. Pretzer, seconded by L. Siebenhar that R. Schuman and H. J. Ruetenik be given authority to make an acceptable rubbish burner at the southeast corner of the property. Motion carried.

Meeting adjourned at 3:50 PM with all joining in the Lord's prayer.

Respectfully submitted,

Willard C. Pretzer

Willard C. Pretzer, Secretary

Louis N. Manthey

Louis N. Manthey, President

May 31, 1966

HEIDELBERG BEACH ASSOCIATION

June 21 1966

Dear Members

We are again looking forward to another Summer Season of relaxation and good fellowship in our beautiful setting with the opening service on Sunday, July 3rd In order to maintain the fine conditions we have at Heidelberg Beach, it is well to review some of our more important rules If you have guests or renters it is your obligation to inform them as rule No. 1 states that owners are responsible for the conduct of their guest and renters

Rule No. 8. Bathers must have proper wraps on when going to and from beach,

Rule No. 9: Dogs are not permitted on grounds by tenants or guests

Rule No 12; Driving speed must never exceed 15 miles per hour Let's all drive carefully and avoid trouble

Garbage must be placed in underground containers and will be collected up to October 1st.

Grass clippings, tree trimmings and weeds (no tin cans) can be placed in the designated area at the Southeast corner of the property

Please do not park on the West side of Pennsylvania Road (extreme west), as this is Ruetenik Garden property.

Owners should check all faucets and toilets for water Leaks; this can become a costly waste. Also be sure that your water supply is properly turned off at the end of the season.

Your co-operation is desired on all these matters and wilt result in a finer Heidelberg Beach.

Enclosed is the schedule of services, which ere again the result of fine work by Mrs. Rohrbaugh, The new entrance lights were donated by Howard and Florence Pretzer and Family on the occasion of their 49th wedding anniversary. Congratulations and a hearty Thank-you!

THE BOARD OF TRUSEES

HEIDELBERG BEACH PAVILION  
Schedule of Summer Services 1966  
Sunday 11 A. M. (E. D. S. T.)

July 3 Rev. C. F. Sturm, St. Luk Church, Cleveland, Ohio  
July 10 Dr. C. K. Chidester, St. John Church, Kenton, Ohio  
July 17 Dr. R. S. Mathes, Western Reserve Association, Cleveland, Ohio  
July 24 Rev. A. C. Kreke, First Methodist Church, Alliance, Ohio  
July 31 Rev. G. W. Eberhard, Fellowship Cong. Church, Wickliffe, Ohio  
Aug. 7 Rev. I. W. Camerer, Ridge Road Church, Parma, Ohio  
Aug. 14 Rev. H. L. Noffke, Church of Redeemer, Westlake, Ohio  
Aug. 21 Rev. P. E. Deppen, Emmanuel Church, Akron, Ohio  
Aug. 28 Rev. P. E. Rohrbaugh, St. Johns Church, Genoa, Ohio  
Sept. 4 Rev. H. F. Reichert, Chaplain, Ev. Deaconess Hospital, Cleveland, Ohio

July 3, 1966

A special meeting of the Board of Trustees of The Heidelberg Beach Association was held at the Pavilion July 3, 1966 at 12:10 PM with the following members present: H. B. Pretzer, R. Schuman, P. Clevenger, Dorethea Pretzer, G. Hall, A. Kessler, W. Ossman, L. Siebenhar, L. Manthey, Members absent: Rev. C Chidester, H. J. Ruetenik, W. C. Pretzer,

Meeting was called to order by President Louis Manthey.

On Motion made by P. Clevenger, seconded by L. Siebenhar that the present trustees whose terms expire in 1966 be re-nominated being Ray Schuman, Wilbur Ossman, Howard Pretzer, Willard Pretzer. The following were also nominated: Rev. Robert Mathes, Clark Martin, Harry Pagel, and Jack Siebenhar. Motion carried. Motion passed to pay bill of \$85.00 to Ruetenik Gardens. Motion carried.

Meeting adjourned at 12:50 PM with all Joining in the Lord's prayer.

Louis W. Manthey  
Louis W. Manthey, President

Louis W. Manthey  
Secretary Pro-tem

July 16, 1966

The 43rd Annual meeting of The Heidelberg Beach Association was held on July 16, 1966 at the pavilion. The meeting was called to order by the Vice President Howard B. Pretzer. A prayer was given by Mrs. H. J. Rohrbaugh.

The roll call was then taken indicating 57 present and 30 proxies representing a total of 87 which constituted a quorum.

The minutes of the previous years meetings were read and approved. Motion by Dorothy Siebenhar, seconded by Howard Bath. Motion carried.

The Treasurers report was submitted and a copy provided each member present. Motion by L. Siebenhar, seconded by W. Ossman that the report be accepted. Motion carried. A copy of the Treasurers report is made a part of these minutes.

A budget committee submitted their report for the 1966 1967 season. Motion by Arnold Wilms, seconded by Evelyn Kramer to accept the proposed budget. Motion carried. A copy of the 1966-67 budget is made a part of these minutes.

Report of Grounds committee by tester Reutener that the septic tanks are all being cleaned in July and that one sewer needs cleaning.

Mrs. H. J. Rohrbaugh gave a report on the religious services for the coming year. She reported that she is working on a list of all ministers before 1945 to be put in the Bible. Motion by L. Reutener, seconded by Howard Rath that her report be accepted.

Les Reutener reported on the sewers and that it would be at least another year before anything would develop with The Erie County Sewer and Water Commission.

Discussion on the enlargement of the pavilion or new benches was had. The general feeling of the group was that the situation remain status-quo. Motion by Rev. Robert Mathes that we contribute \$400.00 to Church World Service. Seconded by Gilbert Hall. Motion carried.

It was moved by Les Reutener, seconded by Rev. Robert Manthes that Harvey and Joyce Foots be accepted as members of The Heidelberg Beach Association and wish to purchase lots 47-47B and 48. Motion Carried.

Letter submitted by Adele Kleineke was read concerning the issuing of new leases for easier disposal of property.

Motion made by Evelyn Kramer that a special meeting of the Association be held for the approval of a new lease on Labor Day, September 5, 1966. All members are to receive a copy of the proposed lease before the meeting. Seconded by A. Fahrland, motion carried.

It was discussed that the property owners receive a copy of the minutes of the annual meeting.

The election of trustees for the coming year was held with tellers A. Wilms, H. Rath, and H. Beck in charge of the balloting. The results for a three year term were as follows: R. Schuman, W. C. Pretzer, W. Ossman, Rev. R. Mathes.

Motion made by Rev. Mathes, seconded by Florence Pretzer, that a vote of thanks be given the present officers. Motion carried.

There being no further business the meeting was adjourned at 4:10 PM with the Lords Prayer.

Howard Pretzer  
Vice President

Respectfully submitted,  
Willard C. Pretzer Secy.



HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF JULY 16, 1966

General Account Operating Fund, July 17, 1965		\$4,861.83
Receipts:		
Sale of Water Pumping Equip.	\$300.00	
H. B. Pretzer Entrance Light Donation	215.00	
Taxes Collected 12-1-65	4,662.79	
Taxes Collected 6-1-66	<u>5,434.49</u>	
Total Receipts		10,612.28
Expenses:		
Entrance Lights Renovation	293.76	
Electricity	6.03	
Mowing	752.00	
Sunset Benches	246.05	
No-parking signs	31.73	
Use of Equipment, Reutenik Gardens	85.50	
Water Supply	1,011.05	
Road Maintenance	305.00	
Refuse Collection	486.00	
Stationary, Supplies & postage	36.31	
Erie County Taxes	7,868.48	
Liability Insurance	119.00	
True Replacement	416.93	
Bookkeeping Expense	200.00	
Legal Services	503.10	
Miscellaneous	<u>3.20</u>	
Total Expenses		<u>12,364.14</u>
Net Change In General Account (less)		1,751.86 <u>1,751.86</u>
General Account Operating Fund 7-16-66		3,109.97
 Petty Cash Fund		 50.00
 Reserve For Creek Landscaping (no change)		 327.73
 Recreational Fund 7-17-65		 187.82
Lot Transfer Fees	15.00	
Cost Of Buoy for Beach Area	<u>23.88</u>	
Recreational fund 7-16-66		178.34

CASH POSITION  
JULY 16, 1966

BASED ON 1965-1966 TAX COLLECTION

	ESTIMATED	ACTUAL	DIFFERENCE
Grounds	\$734.26	840.70	\$106.44*
Tree Removal and Replacement	300.00	416.93	116.93*
Sewer and Water	1050.00	1,011.05	38.95
Road Maintenance	400.00	305.00	95.00
Refuse Collection	400.00	486.00	86.00*
Stationary, Supplies & postage	15.00	36.31	21.31*
Bookkeeping Fee	200.00	200.00	-0-
Erie County Taxes	6,764.54	6,764.54	-0-
Liability Insurance	<u>-0-</u>	<u>119.00</u>	<u>119.00*</u>
SUB-TOTALS	9,863.80	10,179.53	315.73*
NON-BUDGET EXPENSES			
Entrance Lights (less donation of \$215.00)		84.79	84.79*
Sunset Benches		246.05	246.05*
No-Parking Signs		31.73	31.73*
Legal Services		<u>503.10</u>	<u>503.10*</u>
TOTALS	\$9,863.80	\$11,045.20	\$1,181.40*

\* Indicates red figures.

Respectfully Submitted,  
Ray D. Schuman,  
Treasurer.

HEIDELBERG BEACH ASSOCIATION FINANCIAL REPORT  
 FINANCIAL REPORT  
 AS OF JULY 16, 1966

Religious Account, July 17, 1965 \$385.53

Receipts and Statistics

<u>SERVICE DATE</u>	<u>ATTENDANCE</u>	<u>COLLECTION</u>
7-4-65	106	\$50.78
7-11-65	110	62.68
7-25-65	128	88.50
7-25-65	110	60.32
8-1-65	72	45.24
8-8-65	112	54.27
8-15-65	89	53.61
8-22-65	86	50.17
8-29-65	110	58.48
9-5-65	<u>98</u>	<u>69.31</u>
Total Receipts and Statistics	1021	\$594.36

Expenses:

Ten Service Fees @ \$35.00	\$350.00
Electricity for Pavilion	<u>18.05</u>
Total Expenses	\$368.05

Net Change In Religious Account (plus) 226.31

Religious Account 7-16-66 \$611.84

Cash Investments 7-17-65

General Account	2,839.44
Interest Received	114.70
General Account	2,954.14
Religious Account	2,090.36
Interest Received	84.44
Religious Account	2,174.80

Cash Investments Total 7-16-66 5,128.94

CASH RECAP AS OF JULY 16, 1966

	<u>PETTY CASH</u>	<u>CHECKING</u>	<u>SAVINGS</u>	<u>TOTAL</u>	
General Account	\$50.00	\$3,109.97	\$2,954.14	\$6,114.11	
Reserve Fund	-0-	827.73	-0-	827.73	
Recreational Fund	-0-	178.94	-0-	178.94	
Religious Account	-0-	611.84	2,174.80	<u>2,786.64</u>	
TOTALS	50.00	4,728.48	5,128.94	9,907.42	\$9,907.42

Other Assets:

Value of Four Unsold Lots	5,920.88
Taxes Charged But Not Due	<u>4,839.66</u>

Total Other Assets 10,760.54

TOTAL ASSETS AS OF JULY 16, 1966 20,667.96

Respectfully submitted,  
*Ray D. Schuman,*  
 Ray D. Schuman,  
 Treasurer

HEIDELBERG BEACH ASSOCIATION  
REPORT OF TAX COMMITTEE  
RECOMMENDED ASSESSMENTS FOR 1966 - 1967 SEASON

PROPOSED BUDGET

Grounds	\$685.67
Tree Removal and Replacement	300.00
Sewer and Water	1,005.00
Refuse Collection	200.00
Road Maintenance	-0-
Stationary, Supplies & postage	15.00
Bookkeeping Expense	200.00
Erie County Taxes	<u>7,868.48</u>
TOTAL PORPOSED BUDGET	\$10,274.15

RECOMMENDED ASSESSMENTS

Collection resulting from the distribution of count assessments per leaseholder at \$33.50 per thousand valuation	\$7,482.25
Additional collection necessary to defray anticipated local expense at \$8.00 per thousand of valuation	1,786.90
Anticipated cost of water supply at \$15.00 for summer residents and \$60.00 for year around residents	<u>1,005.00</u>
TOTAL ASSESSMENTS	\$10,274.15

Respectfully submitted,  
THE TAX COMMITTEE

July 16, 1966

*Dear Friends,*

*Due to difficult circumstances it will be impossible for Cris Baumgardner or me to be at the annual meeting today/ Because of this I am taking the opportunity to express my concern regarding , what I feel is a serious problem.*

*Heidelberg Beach has meant much to many people in the past and continues to mean as much to those here now because of this I am sure we who are responsible for the continued beauty and contentment now can not afford to shirk our responsibilities! The beach was founded by conservative Christian people whose ideals and aspirations were the noblest and highest . At no time would those founders place money above character.*

*Times have changed and we cannot keep pace with modern financing. It has been increasingly difficult to sell property here at the beach due to outmoded financial structure. I would like to propose that this meeting recommend that a study be made to modernize this part of the Beach's financial structure. I do this in the spirit of preserving our heritage of the past and with hope of continuing so future generations may also enjoy the opportunities of rest , relaxation, beauty and Christian brotherhood which we have enjoyed.*

*Sincerely  
Adell M Kleinecke*

July 16, 1966

An organization meeting of the Board of Trustees of Heidelberg Beach Association was held July 16, 1966 at the Pavilion. The meeting was held to elect officers for the coming year 1966-67.

W. C. Pretzer was appointed as temporary chairman to conduct the election of officers.

It was moved by Rev. C. K. Chidester that a verbal resignation be accepted from H. J. Ruenenik and that Howard B. Pretzer be appointed to fill his unexpired term. Seconded by G. Hall. Motion carried.

Nomination for President was Louis Siebenhar, nomination declined. Motion that Paul Clevenger be President, moved and seconded that the secretary cast an unanimous ballot for his election. So carried.

Nomination for Vice President, Dorothea Pretzer, moved and seconded. Nomination for Vice President, Howard B. Pretzer, moved and seconded that the secretary cast an unanimous ballot for his election. So carried.

Moved and seconded that the present Secretary and Treasurer be reelected. Motion carried.

Moved and seconded that Arthur Kessler be elected Real Estate Trustee. Motion carried.

Moved and seconded that the meeting be adjourned. Motion carried 4:30PM

Respectfully submitted,

*Willard C. Pretzer*

Willard C. Pretzer, Secy.

*Paul B Clevenger*  
President

OFFICERS AND COMMITTEE MEMBERS OF  
THE HEIDELBERG REACH ASSOCIATION  
1966

BOARD OF TRUSTEES

Rev. C. Kent Chidester	Louis W. Manthey	Willard C. Pretzer
Paul B. Clevenger	Wilbur R. Ossman	Howard J. Ruetenik
Gilbert F. Hall	Dorothea F. Pretzer	Louis H. Siebenhar
Arthur J. Kessler	Howard B. Pretzer	Ray D. Schuman

OFFICERS

Louis W. Manthey, President	Ray D. Schuman, Treasurer
Howard B. Pretzer, Vice-President	Arthur J. Kessler, Real Estate Trustee
Willard C. Pretzer, Secretary	Gulbert F. Hall, Ass't. Real Estate "

TAX COMMITTEE

Wilbur R. Ossman, Chairman  
Paul B. Clevenger  
Arthur J. Kessler  
Willard Rohrbaugh  
Ray D. Schuman

BUILDING INSPECTORS

Howard B. Pretzer  
Louis H. Siebenhar

WATER, SEWER AND STREET COMMITTEE

Howard B.. Pretzer  
Lester Reutener  
Howard J. Ruetenik  
Ray D. Schuman

AUDITORS

Paul B. Clevenger  
Dorothea F. Pretzer

ZONING REGULATORS

Rev. C. Kent Chidester  
Wilbur R. Ossman  
Willard C. Pretzer

RELIGIOUS SERVICES

Mrs. H. J. Rohrbaugh

GROUNDS SUPERINTENDENT

Howard J. Ruetenik  
Lester Reutener

TREE COMMITTEE

Dr. N. Mayer  
Lester Reutener  
Howard Ruetenik

EXECUTIVE COMMITTEE

Rev. C. Kent Chidester  
Arthur J. Kessler  
Howard J. Ruetenik  
Plus Officers

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July 31, 1966

A special meeting of the Board of Trustees of The Heidelberg Beach Association was held the pavilion, July 31, 1965 at 11:50 AM. with the following members in attendance: P. Clevenger, L. Manthey, G. Hall H. B. Pretzer, W, Osman, L. Siebenhar, R. Schuman, D. Pretzer. Member absent, W. C. Pretzer, A. Kessler, Rev. R. Mathes, Rev. O. Chidester.

The President called the Board meeting for Lease formalization on Wednesday evening August 10, 1966 at 8:00 PM/

Present sanitary sewer work on Kentucky road should be completed but no further work should be done until a more definite decision is reached regarding sanitary sewer and or storm sewers, it was suggested that the officer meet with tile County water and sewer commission and get his opinion.

Meeting adjourned at 12:10 PM.

Respectfully submitted

Howard B. Pretzer  
Secretary Pro-Tem

Paul B Clevenger  
President



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(letter head of))

THE LORAIN NATIONAL BANK  
LORAIN, OHIO

August 5, 1966

Mr. Ray Schuman  
85 Michigan Road  
Heidelberg Beach  
Vermilion, Ohio

Dear Ray:

In my opinion the clause permitting the assignment of the lease only with permission of the Lessor and the restriction on transfer or acquisition, would preclude our taking a mortgage on said premises.

Comptroller's Opinion of Law 12-U.S.G. 371 is enclosed in support.

Cordially,

*H. J. Bryan*  
H. J. Bryan  
Senior Vice President

HJB//dm

LOANS SECURED BY REAL ESTATE 2200,

Purchase at premium for discount

National Bank may, at its option, charge-mortgage all premiums paid for mortgages purchased at a discount carried on the books either (1) at the rate or (2) at the amount of unpaid principal with an appropriate offset for the amount of unearned discount,

Demand and short term real estate and construction loans

A real estate loan in an amount in excess of but not more than 75% of the appraised value of the real estate security may be made on a demand basis if provision is hereby made in the absence of demand the principal of the loan will be liquidated over a stated period of time not exceeding 18 months by regular payments of principal. Loans made to finance the construction of residential or commercial buildings or of rest-home or farm properties may come within the meaning of paragraph of 12 U.S.C. 371, even though they are made payable on demand in having a stated maturity of not more than eighteen months, provided that the lender intend that the loan be paid off or repaid within the eighteen-month period, provided that demand is made or the loan repaid within such period,

Condominium loans

Where state law permits or recognizes common ownership, the purchaser of a common apartment takes title to improved real estate eligible as security for real estate loans within the meaning and limitations of 12 U.S.C. 371. In condominium ownership the lender-mortgager owns, separately, one or more single dwelling units in a multiple-unit apartment building and has an undivided interest in the common areas and facilities serving the building. Many states have since enacted legislation recognizing this form of real estate ownership. In the absence of such legislation, National Banks must satisfy themselves that these loans will meet the requirements of 12 U.S.C. 371.

2200. Real estate loans secured by leaseholds

(a) Law--12 U.S.C. 371

"Any national banking association may make real estate loans secured by first liens upon improved real estate \* \* \*, under such rules and regulations as may be prescribed by the Comptroller of the Currency, on a leasehold under a lease which does not expire for at least 10 years beyond the maturity date of the loan \* \* \*."

(b) Requirements for all real estate loans secured by leaseholds

Any real estate loan secured by a leasehold within the meaning of 12 U.S.C. 371 must comply with the following conditions:

(1) The leasehold must be on improved real estate. [See paragraph 2020.]

(2) The security must be a first lien on the leasehold,

In order to qualify as an acceptable leasehold for security for a real estate loan made by a national bank, the covenants and restrictions contained in the lease which provide for forfeiture or reversion in the event of a breach must not be more onerous or burdensome than those contained in leases in general use in the area in which such bank is located, and the lease should permit acquisition of the leasehold by the lending bank by voluntary conveyance or assignment by the lessee and acquisition and sale under judicial process, without being subject to such restriction as would jeopardize recovery of the security value of such leasehold. (12 CFR-5,4)

(3) The security instrument must be a mortgage, trust deed or similar instrument.

(4) The loan must mature at least ten years before the date on which the lease is due to expire. This requirement may be met by an option to renew for a period of ten years beyond the term of the mortgage.

(5) The loan must be amortized as are loans secured by first liens on real estate owned in fee simple.

The "appraised value" of a leasehold, for the purpose of 12 U.S.C. 371, shall be determined by the use of accepted and reliable methods of appraising leasehold values including, in areas where such information is available, a consideration of the sales prices of comparable leaseholds. (12 CFR 5.3)

THE HEIDELBERG BEACH ASSOCIATION

August 19, 1966

Mr. Ray D.Schuman, Treasurer  
The Heidelberg Beach Association  
Westlake Road, #2  
Vermilion, Ohio

Dear Ray:

Enclosed you will find Check No. 132757 for \$15.00 covering transfer fees on the following lots:

Lots No. 47, 47B and 48, Kentucky Drive,  
Heidelberg Beach Association, Vermilion, Ohio.

These lots were transferred from Albert C. and Lena H. Farland  
to Harvey W. and Joyce A. Foote, 616 East Schaaf Road, Cleveland, Ohio 44131.

Very truly yours,

Arthur J. Kessler,  
Real Estate Trustee

AJK:lc  
Encl.

The Undersigned, Incorporation of Heidelberg Beach Association,

acting in accordance with the statutes of the State of Ohio, hereby adopt as the Code of Regulations of said corporation the By-laws which are attached hereto and by reference made a part hereof, which By-laws shall constitute the Code of Regulations of said corporation unless or until the members of the corporation shall otherwise determine.

a           RESOLVED FURTHER that except as otherwise provided in the By-laws attached to and made part of these minutes, all of the constitution, by-laws, rules and regulations of Heidelberg Beach Association, an unincorporated association, which are in force and effective at this time be and they hereby are adopted as additional regulations of this corporation, unless or until the same may be modified or repealed by the members of this corporation.

August 10, 1966

A meeting of the Board of Trustees of The Heidelberg Beach Association was held August 10, 1966 at 6:00 PM. at the pavilion with the following members in attendance: P. Clevenger, H. B. Pretzer, Dorothea Pretzer, G. Hall, W. C. Pretzer, and L. Mathey. Member absent A. Kessler, Rev Chidister, Rev. Mathes, R. Schuman, W. Ossman, L. Siebenhar.

As a quorum was not present no business was conducted   Meeting  
adjourned. at 8:30 PM.

Respectfully submitted,

President *Paul B. Clevenger*

Secretary *Willard C. Pretzer*

8-21-66

A meeting of The Board of Trustees of The Heidelberg Beach Association was held at the pavilion, August 21, 1966 at 12:15 PM with the following members in attendance: P. Clevenger, D. Pretzer, A. Kesler, H. Pretzer, L. Siebenhar~ G. Hall, L. Manthey, R. Schuman. members absent: W. Ossman, W. Pretzer, Rev. Mathes, Rev. Chidester.

The meeting was called to order by the president in order to review a new property owners lease prepared for the Association by Mr. Parks Attorney, Cleveland, Ohio.

After discussion it was moved by L. Siebenhar, seconded by L. Manthey the following lease be approved and the trustees recommend its adoption by the Heidelberg beach membership on Monday September 5, 1966. Motion carried.

The treasurer presented a bill from B. J. Miller totaling \$2,700.00 for. cleaning of the sewer on Kentucky road and adding three man holes. Moved by G. Hall, seconded by Kessler, the bill be paid. Motion carried.

Respectfully submitted,

Secretary Pro- Tem

President *Paul B. Clevenger*

August 21, 1966

September 5, 1966

A special Meeting of The Heidelberg Beach Association was held at the Pavilion on September 5, 1966 at 10:00 Am.

The meeting was called to order by President Pr. Paul Clevenger who asked Rev. Robert Mathis to lead us in prayer. Rev. Mathis asked for divine guidance in our deliberations and actions.

The President then asked for a roll sell which resulted in a quorum being present with a total of 74 1/2 Lots represented, 58 1/2 in person and 15 by proxy.

The meeting was called to consider lease to be issued to the membership for the lots held by them. This lease to replace the present Right to improve the land or Lot represented thereby. The lease was read complexly and discussed in detail. After careful consideration of the various items, Rev. Mathis made a motion which was duly, seconded that the ninety (90) days mentioned in the paragraph concerning the improvements being removed by the lessee be changed to within two (2) years. The motion was put to vote and carried.

Mr. Louis Manthey moved and Mr. H. J. Ruetenik seconded a motion to adopt the recommendation of the Trustees in regard to the issuance of the leases as amended, A vote by secret ballot was taken resulting in a majority vote of 87.92% in favor of adopting the lease.

The president declared the vote to be above the 66 2/3 % required and the leases to be issued to the members as soon as prepared By Att. Parks & actical.

Rev. Krecke made a motion to adjourn which was duly seconded and carries, The meeting was adjourned at it 11:20 AM.

Respectfully submitted

Howard H. Pretzer

Howard H. Pretzer, Secy, Pro-Tem

President Paul B. Clevenger

September 5, 1966

LEASE

*Prepared By Att. Parks & Eisale, Parks Bldg. Cleve. Oh.*

THIS LEASE is made at Vermilion, Ohio, the \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_, between HEIDELBERG BEACH ASSOCIATION, a corporation not for profit, organized under the laws of the State of Ohio, and having its principal office in the Township of Vermilion, Erie County, Ohio, hereinafter called the Lessor, and \_\_\_\_\_, hereinafter called the Lessee.

Lessor hereby lets and leases unto the Lessee and \_\_\_\_\_ heirs executors, administrators, the following described property:

Situated in the Township of Vermilion, County of Erie, and State of Ohio and known as being Lot No. \_\_\_\_\_. as designated on a plat adopted by Heidelberg Beach Association, the same being a part of Lot No. 2, Section 4, in said Township

To have and to hold the same for the term of ninety-nine (99) years commencing on the first day of \_\_\_\_\_, 196\_, and ending on the last day of \_\_\_\_\_20\_\_\_\_, upon the terms and conditions herein mentioned.

Lessee has paid to the Lessor, or to a predecessor in title of the Lessor, a sum which has been accepted in full payment for all rental under this lease and under any renewal thereof.

If Lessee \_\_\_\_\_ heirs, executors, administrators, shall have complied with all of the terms of this Lease and if it shall then be in effect, the Lessee \_\_\_\_\_ heirs, executors, administrators shall have the right and option to renew this Lease for an additional term of ninety-nine (99) years from and after the end of the term hereof, and under similar terms shall have the option for successive terms of ninety-nine (99) years renewable forever.

Lessee agrees to pay reimburse Lessor for the payment of all taxes and assessments assessed against the demised premises and to pay a proportionate share of all taxes and assessments assessed on all lands of the Lessor in the Heidelberg Beach Association Subdivision aforesaid which are not leased, whether held for common use of all members or held for lease, such proportionate share to be determined and allocated by the Trustees of the Lessor on such equitable basis as said Board of Trustees may establish.

Lessee shall comply and conform with all statutes, ordinances and other governmental regulations relating to the use and occupancy of the said premises, specifically including sanitary and police regulations.

The demised premises shall be used for residential purposes only, no dwelling shall be designed for or used by more than one family and not more one dwelling shall be erected on any lot. No building shall be erected on any lot until the plans and specifications therefore shall have been submitted to and approved in writing by the Lessor.

Lessee further agrees to pay all water rents and other utility charges levied or assessed against said premises during the term hereof: and in case any such rents or other charges are not levied or assessed specifically against the demised premises, the Lessee shall pay to the Lessor for water or other unities consumed on the basis of a reasonable apportionment thereof made by Lessor

Lessee shall use and occupy said premises in a careful, safe and proper manner, will not allow said premises to be used for any purpose or in any way other than that hereinbefore specified, will



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not sublet said premises or any part thereof, nor assign this Lease without in each case the written consent of the Lessor first had, will not permit any transfer by operation of law of Lessee's interest in the demised premises, and will maintain the yard and improvements thereon in good condition and repair.

Lessor reserves the right of access to said premises at reasonable times for the purpose of and or making repairs; and reserves the right and easement to lay conduits, sewer and water pipes and to erect poles for electric and telephone wires in and through the rear five feet of the demised premises

It is mutually agreed that in the event Lessee shall fail to pay any tax, assessment or other charge when the same becomes due, or fails to perform any of the other covenants imposed upon Lessee by the terms hereof and in the further event that such default is not cured within six months after notice in writing of such default is delivered to Lessee, Lessor may thereupon terminate this Lease, Lessee shall have the right to remove any improvements made to said premises by Lessee or \_\_\_\_\_ predecessor in interest and any damage occasioned by said removal shall be repaired by the lessee, and the premises restored to their original condition, or such other provisions be made by the parties as they may then agree upon, but unless said improvements shall have been removed by the Lessee within ninety (90) days after the expiration of said six-month period, the Lessee shall have no further right to remove the same.

This Lease and the rights of the Lessee there under shall be subject to all regulations heretofore or hereafter adopted by the Lessor relating to the use and occupation of all leased lands, and/or the use in common by all lessees of lakefront, beach, parks and other lands of the Lessor devoted to the common use of its members.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year above written.

HEIDELBERG BEACH ASSOCIATION

\_\_\_\_\_  
\_\_\_\_\_  
Witnesses as to Lessor

By \_\_\_\_\_

And \_\_\_\_\_  
Lessor

\_\_\_\_\_

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
\_\_\_\_\_  
Witnesses as to Lessee

STATE OF OHIO     )  
                          ) SS.  
                  county )

Before me, a Notary Public in and for said county and state,  
personally appeared the above named HEIDELBERG BEACH ASSOCIATION ON  
by \_\_\_\_\_ its \_\_\_\_\_ and  
\_\_\_\_\_ its \_\_\_\_\_ who  
acknowledged that they did sign the foregoing instrument and that



January 30, 1967

Mr. Raymond D. Schuman, Treasurer  
West Lake Road RD #2  
Vermilion, Ohio

Dear Ray:

We are enclosing \$10.00 from Louis H. Siebenhar which covers the transfer of Lot Nos. 73 and 74 on Indiana Road, Heidelberg Beach Association.

These two (2) lots were transferred from Louis H. Siebenhar to Louis H. Siebenhar and Betty A. Siebenhar, 2684 Forestview Avenue, Rocky River, Ohio 44116.

Sincerely yours,

Arthur J. Kessler  
Trustee

AJK/tlk

Enclosure

January 30, 1967

Mr. Raymond D. Schuman, Treasurer  
West Lake Road RD #2  
Vermilion, Ohio

Dear Ray:

Enclosed you will find check in the amount of \$15.00 from Adell Kleinecke which covers the transfer of Lots #19, #20, and #21 on West Virginia Road, Heidelberg Beach Association, Vermilion,

These three (3) lots were transferred from Christine I. Baugardner to Adell M. Kleinecke, 2194 Carabell Avenue, Lakewood, Ohio

Best regards to you and your family.

Sincerely yours,

Arthur J. Kessler  
Trustee

AJK/tlk

Enclosure

March 3, 1967

A meeting of the Board of Trustees of Heidelberg Beach Association was at the beautiful home of the President, Mr. Paul Clevenger and his family. It was called to order at 8:20 PM with a prayer by Rev. Mathes. the following members present were Paul Clevenger, Art Kessler, R. Schuman, L. Siebenhar H, B. Pretzer, W. Ossman, L. Manthey. Members absent were Dorothea Pretzer G. Hill, Rev. K. Chidester, and W. C. Pretzer. The secretary pro-tem read the minutes of the meetings held August 10, August 21, and September 5, 1966. A motion was made and passed to accept the minutes as read.

The treasurer, Mr. R. Schuman, read his report dated, March 3, 1967. Each trustee received a copy and a copy is made a part of these minutes. A motion was made and passed to accept the treasurers report with appreciation for a good job well done.

The subject of tree removal was again discussed and it was decided to have the willow tree south of Mrs. Auer's property removed without delay. This is an association tree and is to be replaced by a different tree not having the root system of a willow tree. Only the holes are to be repaired, not a resurfacing job. Mr. Les Reutener is to order this work done; both the trees and roads. A motion was made and seconded to have this work done. The tax and budget committee gave their report. It was given consideration and discussed in detail after which it was moved by Rev. Mathes and "B" of the budget be approved. It was seconded by Art Kessler and vote carried. The accepted budget totaling \$14,745.52 is made a part of these minutes.

The subject of a leader in charge of Sunday services in general was discussed, The president was to approach several persons. The president stated that he was preparing a letter to be sent to the membership and asked for suggestions.

The grounds and landscaping situation was discussed. The excess ground piled up across the road from Rev. Mathes' property is to be removed,, to strategic places along the lake bank. H. B. Pretzer was appointed as grounds superintendent to be assisted by L. Reutener and others who are available. March 3, 1967The cleaning of the beach of dead fish and other undesirable obstacles to be done by all members available. Leaseholders to be responsible for action of their tenants and or guests. Disposal of garbage, tin cans, bottles, etc., should never be permitted or allowed on the beach.

Letters of recommendation were read concerning the application of membership of Mr. Nevin C. Mayer, 1235 Quillians Road, Cleveland Heights, Ohio including one from St. Peter's United Church of Christ, Apple Creek, Ohio signed by Marcus J. Meckstroth, pastor, to the effect that Nevin Mayer was a member of said church in good After due consideration it was moved by Mr. Ray Schuman and seconded by Rev. R. Mathes that his application be accepted. A vote taken approved his membership unanimously to lot #99 now in the name of Howard Ruetenik. Trustee L. H. Siebenhar asked to have lots #78 and 74 transferred to he and his wife, Betty A. Siebenhar. Due consideration was given to this request and upon a motion by W. Ossman, seconded by Rev. R. Mathes and duly passed, the transfer was approved to include both. The same motion included the transfer of lots 19,20,and 21 from Miss Chris Baumgardner and Adel E. Kleinecke to Adel M. Kleinecke. Miss Baumgardner was called from this earth, November 14, 1966 to our sorrow. Her

March 3, 1967

pleasant personality will be remembered for a long time.

Letters concerning the application of Charles and Madeling Foote, Fetter Road, Lima, Ohio 45801, including one from Rev. Vernon D. Jones, pastor of The United Church of Christ, Lima, Ohio where the applicants are members in good standing and of excellent report were read. Mr. and Mrs. Charles Foote hope to acquire the property listed as lots 12, 13, 14, in the name of Mrs. Lena H. Fahrland.

Upon a motion made by Rev. Mathes, seconded by Mr. L. Manthey, and properly passed the applicants were approved for membership. As in the case of the first mentioned membership and transfer, all were approved unanimously. Real estate trustee, Mr. A. Kessler will proceed to make the above transfers and issue proper leases.

Treasurer Ray D. Schuman announced his resignation as treasurer effective at the close of 1966-67 year end. A new treasurer is being sought

The meeting was adjourned by proper motion at 10:45PM., after which a very tasty luncheon was served in the delightful home of the hosts.

Respectfully submitted,

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Howard B. Pretzer, Secy. Pro-Tem

P B Clevenger  
President

March 3, 1967



HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF MARCH 3, 1967

General Account Operating Fund 7-16-66		\$3,109.97
Receipts		
Taxes collected Last Half 1966-67	4,839.66	
Anonymous Donation for No Parking Signs	31.73	
Delinquent Tax Fee	<u>1.60</u>	
Total Receipts		4,872.99
Expenses :		
Street Light Electricity	30.41	
Mowing	420.00	
Snow Removal	37.50	
Water Supply	568.85	
Septic Cleaning and Repair	787.00	
Sewer Repair	2,704.50	
Road Repair	none	
Refuge Collection	375.75	
Stationary Supplies and Postage	29.48	
Erie County Taxes	4,439.23	
Bookkeeping Expense	<u>200.00</u>	
Total Expansive		<u>9,582.29</u>
Net Change in General Account (Less)		4,719.73
General Account Operating Fund 3-3-67		<u>1,609.76</u>
Transfer to Checking Account from Savings to Remain Liquid		<u>500.00</u>
General Account Outstanding Deficit		1,109.76
Petty Cash Fund		50.00
Reserve for Creek Landscaping		827.73
Recreational on 7-1 6-6 six		178.94
Lot Transfer Fees	40.00	
Recreational Fund 3-3-67		518.94
Religious Account 7-16-66		611.84
Receipts and Statistics		
<u>Service Date</u>	<u>Attendance</u>	<u>Collections</u>
7-3-66	123	56.63
7.10-66	98	70.18
7-1 7-66	113	50.76
7-24-66	126	87.57
7-31-66	116	51.40
8-7-66	114	50.70
8-14-66	87	70.31
8-21-66	117	59.81
9-4-66	<u>123</u>	<u>78.50</u>
Total Receipts and Statistics	1,119	617.07

HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF MARCH 3, 1967

Religious Account 7-16-66 (con't.)

Expenses:

Eight Pastoral Fees @ \$35.00	280.00
Pavilion Electricity	10.50
World Service Donation	400.00
Miscellaneous	<u>12.00</u>

Total Expenses	<u>702.50</u>	
Net Change In Religious Account (less)	85.43	<u>85.43</u>
Religious Account 3-3-67		526.41

Cash Investments

General Account		2,954.14
Interest Received	59.08	
Transfer to Checking Account	500.00	
General Account to Date		2,513.22
Religious Account		2,174.80
Interest Received	43.48	
Religious Account to Date		<u>2,218.18</u>

Cash Investment Total 3-3-67		4,731.50
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CASH RECAP AS OF MARCH 3, 1967

	<u>PETTY CASH</u>	<u>CHECKING</u>	<u>SAVINGS</u>	<u>TOTALS</u>	
General Account	50.00	(1,109.75)	2,513.22	1,453.46	
Reserved Fund	- 0-	827.73	- 0-	827.73	
Recreational Fund	- 0-	218.94	- 0-	219.94	
Religious Account	- 0-	5260.41	2,218.28	<u>2,743.69</u>	
TOTALS	50.00	463.32	4,731.50	5,244.82	5,244.82

Value of Four Unsold Lots		5,910.88
Septic Tank Cleaning Charged But Not Collected		<u>787.00</u>
Total Other Assets		<u>6,707.88</u>

TOTAL ASSETS AS OF MARCH 3, 1967		11,952.70
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Respectfully Submitted,

Ray D Schuman Treasurer

HEIDELBERG BEACH ASSOCIATION  
CASH POSITION  
BASED ON 1966-1967 TAX COLLICITION

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	685.67	487.91	197.76+
Tree Removal and Replacement	300.00	-0-	300.00 +
Sewer and Water	1,005.00	573.35	431.65+
Refuge Collection	200.00	375.75	175.75-
Road Maintenance	-0-	-0-	0
Stationery Supplies & Postage	15.00	29 48	14.48-
Booking Expense	200.00	200.00	- 0-
Erie County Taxes	<u>7,868.48</u>	<u>7,868.48</u>	<u>-0-</u>
SUB TOTALS	10,274.15	9,534.97	739.18
NON BUDGET EXPENSE			
Sewer Repair and Improvement		<u>2,700.00</u>	<u>2,700.00-</u>
GRAND TOTALS	\$10,274.15	\$12,234.97	1,960.82-

Respectfully submitted

*Ray D. Schuman*

Ray D. Schuman Treasurer

HEIDELBERG BEACH ASSOCIATION  
 REPORT OF TREASURER  
 RECOMMENDED ASSESSMENT 1967-1968 SEASON  
 BUDGET PROPOSALS

	<u>PLAN "A"</u>	<u>PLAN "B"</u>	<u>PLAN "C"</u>
Grounds	\$581.92	\$617.96	\$607.30
Tree Removal and Replacement	200.00	200.00	200.00
Water Supply	1,110.00	1,110.00	1,110.00
Sewer and Water	NONE	2,700.00	5,000.00
Refuse Collection	486.00	486.00	486.00
Road Maintenance	-0-	-0-	-0-
Stationery; Supplies and Postage	25.00	25.00	25.00
Bookkeeping Expense	225.00	225.00	225.00
Erie County Taxes (1965)	8,878.46	8,878.46	, 878.46
Non Budget Legal Expense	<u>503.10</u>	<u>503.10</u>	<u>503.10</u>
TOTALS	12,009.48	14,745.52	17,034.86

RECOMMENDED ASSESSMENTS

Collection resulting from the distribution of county assessments per leaseholder as 37.80 per M	8,442.63	8,442.63	8,442.63
Additional collection to defray anticipated local expenses-Plan A @ 11.00 per M., Plan B @ \$23.25 Per M, and Plan C @ 33.50 Pr M.	2,456.85	5,192.89	7,482.23
Anticipated cost of water supply @ \$15.00 for Summer and \$60.00 for Winter residents	<u>1,110.00</u>	<u>1,110.00</u>	<u>1,110.00</u>
TOTALS	12,009.48	14,745.52	17,034.86

In addition, regardless of the plan, all homeowners, for the most part, will have an additional \$18.00 Septic Tank Cleaning Fee on the First Half billing.

Respectfully submitted,  
 Ray D. Schuman Treasurer

THE HEIDELBERG BEACH ASSOCIATION  
Real Estate Trustee Report  
Meeting of April 5, 1967

Letters of Recommendation for Membership of:

Evelyn and James Kramer  
Mildred and Fred Kramer

Transfer of Lot #51 #52 from Arthur M. and Hazel H. Koester to -  
Mildred Grace Kramer and Evelyn Louise Kramer

Transfer of Lots #95 and 96: From James M. Henry & *Dollene J. Henry* to Dollene J. Henry  
Transfers from Association of Lot

Lot 65-A, being the Northerly 4 ft. from path running East  
and West and adjoining Lot No. 65 to Arthur J. and Elsie M.  
Kressler (Fee \$1.00)

Lot 66-A, being the Southerly 4 ft. from path running East  
and West and adjoining Lot No. 66 to C. Kent and Mary Jane  
Chidester (Fee \$1.00)

Lot 22-A, being the Southerly, 3 ft. from path running East  
and West and adjoining Lot No. 22; and Lot 23-A, being the  
Northerly 3 ft. from path running East and West and adjoining  
Lot No. 23 to Anne C. Auar. (Fee \$2.00)

Lot 37-A, being the Southerly 3 ft. from path running East  
and West and adjoining Lot No. 37, and Lot 6-A, being the  
Northerly 3 ft. from path running East and West and adjoining  
Lot No. 36 to Willard C. and Elizabeth S. Pretzer (Fee \$2.00)

Lot 42-A, being the Southerly 3 ft. from path running East  
and West and adjoining Lot No. 42, and Lot 41-A, being the  
Northerly 3 ft. from path running East and West and adjoining  
Lot No. 41 to Nanetta Kohlmyer. (Fee \$2.00)

Letters of Recommendation for Membership

Mr. and Mrs. Paul Clevinger-2593 Shady lane, Seven Hills 31. Ohio,

HEIDELBERG BEACH ASSOCIATION

April 11, 1967

Mr. Ray D. Schuman, Treasurer  
c/o Heidelberg Beach Association  
West Lake Road RD 2  
Vermilion, Ohio

Dear Ray:

This will confirm our conversation relative to refunding to Louis H. Siebenhar a check for \$10,00 being the transfer fee forwarded to you in connection with their lot No. 73 and No. 74, Indiana Avenue, Heidelberg Beach Association, Vermilion, Ohio.

The lots already were in the name of Louis H, and Betty A. Siebenhar so there was no need of making another transfer.

Sincerely yours,

Arthur J. Kessler  
Real Estate Trustee

AJK/tlk

April 11, 1967

Mr. Ray D. Schuman, Treasurer  
West Lake Road, R. D. 2  
Vermilion, Ohio

Dear Ray:

Enclosed herewith you will find check in the amount of \$15.00 covering the transfer of Lot Nos. 12, 13 and 14 from Pennsylvania Road, Heidelberg Beach Association, Vermilion, Ohio from Lena H. Fahrland to Madeline J. Foote, Rt. #5, Fetter Road, Lima, Ohio

Mr. and Mrs. Foote will be occupying their cottage sometime after May 1, 1967.

Sincerely yours,

Arthur J. Kessler  
Real Estate Trustee

AJK/tlk

Enclosure

HEIDELBERG BEACH ASSOCIATION

May 12, 1967

Mr. Ray D. Schuman, Treasurer  
West Lake Road R.D. #2  
Vermilion, Ohio

Dear Ray:

Enclosed you will find check for \$5.00 payable to Heidelberg Beach Association issued by Howard J. Ruetenik covering the transfer fees covering Lot No. 99 on Ohio road, Heidelberg Beach Association, Vermilion, Ohio. This is from Howard J. Ruetenik to Nevin C. Jr., (1235 Quilliams Road, Cleveland, Ohio 44121). The transfer of this lot was on or about April 15, 1967 and not knowing who co pay the taxes that are due at this time I forwarded the tax duplicate to Howard Ruetenik

Best regards to you and your family.

Sincerely yours,

Arthur J. Kessler  
Real Estate Trustee

AJK/tlk  
Enclosure



STATEMENT of CONDITON  
as of June 30, 1967

ASSETS

Cash on Hand	
Religious Account	2,738.64
General Account	9,560.51
Value of Four Unsold Lots	5,920.88
Taxes Charged and Due 12-1-67	6,942.39
Taxes and Assessments due 6-1-67 not paid	<u>197.12</u>
TOTAL ASSETS	25,359.54

LIABILITIES

Erie County Taxes Due 7-10-67	4,439.23
East Erie County Water Bill Due 7-15-67	182.56
NET WORTH AS OF 6-30-67	<u>20,737.75</u>
TOTAL LIABILITIES	25,359.54

Respectfully submitted,  
*Ray D. Schuman*  
Ray D. Schuman, Treasurer

HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF JUNE 30, 1967

General Account Operating Fund 7-16-66		\$3,109.97
Receipts		
Taxes Collected Last Half 1966-67	\$ 4,839.66	
Anon. Donation for No Parking Signs	31.73	
Delinquent Tax Fee	1.60	
Taxes collected First Half 1967-68	7,661.91	
Septic Tank Cleaning Receipts	<u>749.00</u>	
Total Receipts		13,285.90
Expenses		
Street Light Electricity	47.05	
Mowing	795.00	
Snow Removal	37.50	
Water Supply	735.35	
Septic Tank Cleaning & Repair	787.00	
Sewer Cleaning & Repair	3,021.50	
Refuse Collection	486.00	
Stationery, Supply & Postage	39.62	
Erie County Taxes	4,439.23	
Liability Insurance	119.00	
Tree Removal and Replacement	185.00	
Grounds Clean-up	60.00	
Bookkeeping Expense	200.00	
Safe Deposit Box Rent	<u>6.00</u>	
Total Expenses		<u>10,958.25</u>
Net Change in Operating Fund		<u>2,325.65</u>
General Account Operating Fund 6-30-67		5,435.62
Petty Cash Fund		50.00
Reserve for Creek Landscaping		827.73
Recreational Fund 7-16-66		178.94
Receipts from Lot Transfers	55.00	
Recreational Fund 6-30-67		233.94

HEIDELBERG BEACH ASSOCIATION  
ASSESSMENTS

1967 - 1968 SEASON

<u>EXPENSE ACCOUNT</u>	<u>AMOUNT</u>
Grounds	\$ 617.94
Tree Removal and Replacement	200.00
Water Supply	1,110.00
Sewer Improvement and Repair	2,700.00
Refuse Collection	486.00
Road Maintenance	-0-
Stationery, Supply and Postage	25.00
Bookkeeping Expense	225.03
Erie County Taxes (1966)	8,678.45
Non Budget Legal Expense 1966	<u>503.10</u>
TOTAL ANTICIPATED ASSESSMENTS	14,745.50
COLLECTION OF ASSESSMENTS	
\$37.80 per \$1,000.00 of Erie County Real Estate Tax Values	8,442.63
\$23.25 per \$1,000.00 of Erie County Real Estate Tax Values to defray anticipated local expenses	5,192.87
Anticipated cost of water supply @ \$15.00 for summer residents and \$60.00 for year around residents	<u>1,110.00</u>
TOTAL 1967 - 68 Collection	\$ 14,745.50

Respectfully submitted  
Ray D. Schuman, Treasurer

RELIGIOUS ACCOUNT 7-16-66

611.84

Receipts end Statistics

<u>Service Dates</u>	<u>Attendance</u>	<u>Collections</u>	
7-3-66	123	56.63	
7-10-66	98	70.18	
7-17-66	113	50.75	
7-24-66	125	87.57	
7-31-66	116	51.40	
8-7-66	114	50.70	
8-14-66	87	70.31	
8-21-66	117	59.81	
8-28-66	102	41.21	
9-4-66	<u>123</u>	<u>78.50</u>	
Total Receipts & Statistics	1,119	617.07	617.57

Expenses

Eight Pastoral Fees @\$35.00	280.00		
Pavilion Electricity	16.55		
World Service Donation	400.00		
Miscellaneous	<u>12.00</u>		
Total Expenses			<u>708.55</u>

Net Change in Religious Account (Less)

91.48

Religious Account 6-30-67

520.36

Cash Investments

General Account 7-16-66 2,954.14

Interest Received 59.08

General Account 6-30-67 3,013.22

Religious Account 7-16-66 2,174.80

Interest Received 43.48

Religious Account 6-30-67

2,218.28

CASH RECAP AS OF JUNE 30, 1967

	<u>Petty Cash</u>	<u>Checking</u>	<u>Savings</u>	<u>Totals</u>
General Account	50.00	5,435.62	3,013.22	8,498.84
Reserve Fund	-0-	827.73	-0-	827.73
Recreational Fund	-0-	233.94	-0-	233.94
Religious Account	-0-	<u>520.36</u>	<u>2,218.28</u>	<u>2,738.64</u>
TOTALS	50.00	7,017.65	5,231.50	12,299.15

HEIDELBERG BEACH ASSOCIATION  
CASH POSITION  
AS OF JUNE 30, 1967

BASED ON 1966-67 TAX COLLECTION

<u>EXPENSE ACCOUNTS</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	\$ 685.67	\$ 939.55	\$ 253.88-
Tree Removal and Replacement	300.00	185.00	115.00 +
Sewer and Water	1,005.00	735.35	269.66 +
Refuse Collection	200.00	486.00	286.00-
Road Maintenance	-0-	-0-	-0-
Stationery; Supplies and Postage	15.00	45.62	30.62 -
Bookkeeping Expense	200.00	200.00	0-
Liability insurance	-0-	119.00	119.00 -
Erie County Taxes (1965)	<u>7,868.48</u>	<u>7,868.48</u>	<u>-0-</u>
SUB TOTALS	10,274.15	10,579.00	304.85 -
Non Budget Expenses			
Sewer Repair and Replacement		<u>3,021.50</u>	<u>3,021.50 -</u>
GRAND TOTALS	10,274.15	13,800.80	3,326.35-
Total Deficit Spending through 6-30-67			3,326.35

Respectfully submitted,  
*Ray D. Schuman*  
Ray D. Schuman  
Treasurer

July 1967

Dear member:

Now that sure summer home has been opened and clean-up the spring cleaning completed-up is and completed, we are happy that you can once again enjoy and the quiet, beauty and relaxing atmosphere of Heidelberg Beach . we are all aware that this state of "near perfection" really is the result of each family, their visitors and/for their tenants call operating to the zero list degree to carry out the rules and regulations of the association has agreed to buy a majority vote of its members-

As in the past, we asked that she stressed all of the rules to your visitors and especially the following ones:

Rule No.1: lease holders show be responsible of the conduct of their guest, renters and visitors

Please post the rules in your cottage. if you do not have a set of rules, it is available from the board of trustees.

Rule No. 2:"Proper Sabbath observance is (required). *accepted* Divine services are held each Sunday morning at 11 o'clock-All forms of recreation and work during this service are prohibited."

Those worshipping will appreciate your staying off the promenade and the beach during that one hour on Sunday.

Rule No. 9:"Bathers must have on proper wraps in going to and from the beach

Rule No. 11. driving speed must never exceed 15 miles per hour. "

Many members have worked on the various projects for Heidelberg beach the past year. To them, a hearty thank you. We hold that others will lend their ability and laborers for the continuing development and improvement of our association

Sincerely yours,  
The board of Trustees  
Paul S. Clevenger, President

July 9, 1967

A meeting of the Board of Trustees of The Heidelberg Beach Association was held at the pavilion, July 9, 1967 for the purpose of nomination of trustees for the coming term 1967-1765. Those nominated were the present trustees whose term exulted July 1967 being Howard Pretzer

Art Kessler and Lou Manthey. Mr. Gilbert Hall did not want to be re-nominated after serving the Board of 24 years.

The following were also nominated: Harvey Foots, Jim Kramer, Les Reutener and Ben Richardson.

Letters concerning the application of James Kramer and Fred Kramer as members were read ant being in order James Kramer and Fred Kramer were approved as members. They are to own jointly the property of lots # 51 and # 52 on Kentucky Road Jointly with there wives who are already members. Upon proper motion meeting adjourned at 1:45 PM..

Respectfully submitted,

Willard c. Pretzer

Willard C. Pretzer, Secy.

Paul B. Clevenger

President

July 9, 1967

HEIDELBERG BEACH ASSOCIATION

July 14, 1967

Mr. Ray D. Schuman  
Heidelberg Beach Association  
Westlake Road, RD #2  
Vermilion, Ohio

Dear Ray:

Enclosed herewith you will find check in the amount of \$10.00 covering the transfer of lot numbers 51 and 52 on Kentucky Road, Heidelberg Beach Association, Vermilion, Ohio from Mildred Grace Kramer and Evelyn Louise Kramer to Fred and Mildred Grace Kramer residing at 33 West Schaaf Road, Cleveland, Ohio 44119, and James and Evelyn Louise Kramer residing at 39 West Schaaf Road, Cleveland, Ohio 44119.

Yours very truly,

Arthur J. Kessler  
Real Estate Trustee

AJK/tlk  
Enclosure

cc Mr. Willard Pretzer



July 15, 1967

The 44th Annual meeting of The Heidelberg Beach Association was held on July 15, 1967, at the pavilion. The meeting was called to order by President Paul Clevenger. A prayer was given by Rev. Chidester.

The roll call was taken indicating 45 1/2 lots present and 23 proxies representing a total of 68 1/2 lots which constituted a quorum.

The minutes of the previous years meeting were read and approved. by M. Pretzer, seconded by W. Ossman. Motion carried.

The Treasurers report was submitted and a copy provided each member present. Motion by A. Kessler, seconded by L. Siebenhar that the report be accepted. Motion carried. A copy of the treasurers report is made a part of these minutes.

The budget committee submitted their report for the 1967-1968 season totaling \$14,745.50. Motion by Rev. Kreke, seconded by A. Wilms to approve and adopt the budget as presented and to express sincere appreciation to the committee for the preparation of the budget. Motion carried, k copy is made a part of these minutes. Mrs. H. J. Rohrbaugh gave a report of the religious services for the coming year. She also mentioned that the list of ministers that preached at the services at Heidelberg Beach had been completed. The list for this season is made a part of these minutes, Mrs. H. J. Rohrbaugh reports that Rev. C. Kent Chidister has taken the position of Director of Religious Services at Heidelberg College.

The transfer of Lot # 68 Kentucky Road from the Estate of Hazel Koester to Mildred G. Kramer, Evelyn L. Kramer, and Robert Koester was approved.

The election of Trustees for the coming year was held with tellers H. Beck and A. Wilms. The results for a three year term ere as follows: Arthur Kessler, Lou Manthey, Lester Reutener, and Howard Pretzer.

t was announced that Mr. Gilbert Hall requested he not be re-nominated after serving on the Board faithfully for 24 years. Mr. Manthey made a motion, seconded by Rev. C. K. Chidester that a letter of appreciation be sent to Mr. Hall. Motion carried.

Motion by L. Manthey, seconded by Rev. C. K. Chidester that \$400.00 be contributed to Church World Service. Motion carried.

Miss E. Keller recommended that the trustees study and take under consideration and repairs or painting to be done at the pavilion, including benches, tables,

There being no further business the meeting was adjourned at 3:30 PM.  
with the Lords Prayer.

Respectfully submitted,  
*Willard C. Pretzer*  
Willard C. Pretzer, Secy

Paul B.. Clevenger  
P. Clevenger, President

STATEMENT of CONDITON  
as of July 16, 1967

ASSETS

Cash on Hand	
Religious Account	2,702.50
General Account	4,812.50
Value of Four Unsold Lots	5,920.88
Taxes Charged and Due 12-1-67	6,942.39
Taxes and Assessments due 6-1-67 not paid	<u>173.62</u>
TOTAL ASSETS	20,551.89

LIABILITIES

Unpaid Obligations	NONE
NET WORTH AS OF 7-16-67	<u>20,551.89</u>
TOTAL LIABILITIES	20,551.89

Respectfully submitted,

*Ray D. Schuman,*  
Ray D. Schuman, Treasurer

HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF JULY 16, 1967

General Account Operating Fund 7-16-66		\$3,109.97
Receipts		
Taxes Collected Last Half 1966-67	\$ 4,839.66	
Anon. Donation for No Parking Signs	31.73	
Delinquent Tax Fee	1.60	
Taxes collected First Half 1967-68	7,685.41	
Septic Tank Cleaning Receipts	<u>749.00</u>	
Total Receipts		13,307.40
Expenses		
Street Light Electricity	49.85	
Mowing	925.00	
Water Supply	917.91	
Septic Tank Cleaning & Repair	787.00	
Sewer Cleaning & Repair	3,021.50	
Refuse Collection	486.00	
Stationery, Supply & Postage	46.80	
Erie County Taxes	8,878.46	
Liability Insurance	119.00	
Tree Removal and Replacement	185.00	
Grounds Clean-up	60.00	
Bookkeeping Expense	200.00	
Safe Deposit Box Rent	<u>103.50</u>	
Total Expenses		15,780.02
Net Change in Operating Fund (Less)		2,472.62-
General Account Operating Fund 7-16-67		637.35
Petty Cash Fund		50.00
Reserve for Creek Landscaping		827.73
Recreational Fund 7-16-66		178.94
Receipts from Lot Transfers	55.00	
Recreational Fund 7-15-67		233.94

HEIDELBERG BEACH ASSOCIATION  
 CASH POSITION  
 AS OF JULY 15, 1967  
 BASED ON 1966-67 TAX COLLECTION

<u>EXPENSE ACCOUNTS</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Grounds	\$685.67	\$1,138.35	\$ 452.68-
Tree Removal and Replacement	300.00	185.00	115.00 +
Water Supply	1,005.00	917.91	87.09 +
Refuse Collection	200.00	486.00	286.00-
Road Maintenance	-0-	-0-	-0-
Stationery; Supplies and Postage	15.00	46.80	31.80 -
Bookkeeping Expense	200.00	200.00	-0-
Liability insurance	-0-	119.00	119.00 -
Erie County Taxes (1965)	<u>7,868.48</u>	<u>7,868.48</u>	<u>-0-</u>
SUB TOTALS	10,274.15	10,961.54	687.39 -
Non Budget Expenses			
Sewer Repair and Replacement		<u>3,021.50</u>	<u>3,021.50 -</u>
GRAND TOTALS	10,274.15	13,983.04	3,708.89-
Total Deficit Spending through 6-30-67			3,708.89

SCHEDULE OF SUMMER SERVICES 1967

Sunday morning-11AM,

Heidelberg beach Pavilion

July 2 Rev. H. F. Reichert, Cleveland, Ohio

July 9 Dr. C. K. Chidester, Kent, Ohio

July 16 Rev. C. F. Sturm, Cleveland, Ohio

July 23 Rev A. C. Kreke Bedford, Ohio

July 30 Rev. R. R. Boyer, Cleveland, Ohio

Respectfully submitted

Ray D. Schuman Treasurer

August 6 Dr. R. S. Mathes, Cleveland, Ohio

August 13 Rev H. R. Bucey, Cleveland, Ohio

August 20 Rev P. E. Deppen, Akron, Ohio

August 27 Rev. P. E. Rohrbaugh, Genoa, Ohio

Sept. 3rd Rev M. J. Meckstroth, Apple Creek Ohio

Your guests and renters are cordially invited to all services.

RELIGIOUS ACCOUNT 7-16-65

611.84

Receipts and Statistics

<u>Service Dates</u>	<u>Attendance</u>	<u>Collections</u>	
7-3-66	123	56.63	
7-10-66	98	70.18	
7-17-66	113	50.75	
7-24-66	125	87.57	
7-31-66	116	51.40	
8-7-66	114	50.70	
8-14-66	87	70.31	
8-21-66	117	59.81	
8-28-66	102	41.21	
9-4-66	<u>123</u>	<u>78.50</u>	
Total Receipts & Statistics	1,119	617.07	617.57

Expenses

Ten Pastoral Fees @\$35.00	350.00	
Pavilion Electricity	18.05	
World Service Donation	400.00	
Miscellaneous	<u>21.00</u>	
Total Expenses		789.05
Net Change in Religious Account (Less)		<u>171.98</u>

Religious Account 7-15-67

439.86

Cash Investments

General Account 7-16-66		2,954.14
Interest Received	109.34	
General Account 6-30-67		3,063.48
Religious Account 7-16-66		2,174.80
Interest Received	87.84	
Religious Account 6-30-67		2,262.64

CASH RECAP AS OF JULY 15, 1967

	<u>Petty Cash</u>	<u>Checking</u>	<u>Savings</u>	<u>Totals</u>
General Account	50.00	637.35	3,063.48	3,750.83
Reserve Fund	-0-	827.73	-0-	827.73
Recreational Fund	- 0-	233.94	- 0-	233.94
Religious Account	-0-	439.86	2,262.64	<u>2,702.50</u>
TOTALS	50.00	2,138.86	5,326.12	\$7,515.00

Respectfully submitted,  
Ray D. Schuman Treasurer

July 15, 1967

An organizational meeting of the board of trustees of the Heidelberg beach association was held, July 15, 1967 at the pavilion. The meeting was held to a letter the officers for the coming year 1967-68.

Mr. Lou Manthey was appointed as temporary chairman.

Nominated for president was Paul Clevenger. Moved and seconded that the secretary cast an unanimous ballot for his election. So carried

Nominated for Vice President was H. B. Pretzer, moved and seconded that the secretary cast an unanimous ballot for his election So carried

Nominated for Secretary was Willard C. Pretzer. moved and seconded that he be re-elected. Motion carried.

Nominated for treasurer was Ray Schuman. Nomination was declined. after consideration and other discussion Ray Schuman reconsidered and was elected treasurer unanimously. Mr. Schuman and accepted that the position with the and are standing he would do the book work and that all problems regarding taxes or other financial matters be handled by the Finance Committee.

It was moved and seconded that the President appoint a Finance Committee and all problems regarding taxes, budget or other financial problems be referred to them. Motion carried

Nominated for Real Estate Trust the was Arthur Kessler. moved and seconded that the secretary cast an unanimous ballot for his election. So Carried

It was moved and second did that Mr. Art Kessler be appointed to get the new lease printed and completed and to be distributed to the lease holders. Motion carried

Moved and seconded that the Executive committee for the coming year 1967-68 Be Lou Manthey, Louis Siebenhar, Lester Reutener plus the Executive Officers. Motion carried

The transfer of lot numbers 51 and 52 on Kentucky road, From Mildred Grace Kramer and Evelyn Louise Kramer to Fred and Mildred Grace Kramer and James and Evelyn Louise Kramer was approved.

There being no further business the meeting was adjourned at 5:00 PM.

Respectfully submitted  
Willard C Pretzer  
Willard C Pretzer. Secy.

Paul Clevenger  
Paul Clevenger, President,

OFFICERS AND COMMITTEE MEMBERS  
HEIDELBERG BEACH ASSOCIATION, INC. 1967-68

BOARD OF TRUSTEES

C. Kent Chidester	Robert S. Mathes	Willard C. Pretzer
Paul B. Clevenger	Wilbur R. Ossman	Lester Reutener
Arthur J. Kessler	Dorothea F. Pretzer	Louis H. Siebenhar
Louis W. Manthey	Howard B. Pretzer	Ray D. Schuman

OFFICERS

Paul B. Clevenger, President	Ray D. Schuman, Treasurer
Howard B. Pretzer, Vice President	Arthur J. Kessler Real Estate Trustee
Willard C. Pretzer, Secretary	

FINANCE COMMITTEE

Wilbur R. Ossman, Chairman  
C. Kent Chidester  
Louis W. Manthey  
Dorothea F. Pretzer

EXECUTIVE COMMITTEE

Louis W. Manthey  
Lester Reutener  
Louis H. Siebenhar  
Officers

WATER, SEWER, & STREET COMMITTEE

Howard B. Pretzer  
Lester Reutener  
Ray D. Schuman

BUILDING INSPECTORS

Louis H. Siebenhar  
Howard B. Pretzer

ZONING REGULATIONS

C. Kent Chidester  
Wilbur Ossman  
Willard Pretzer

RELIGIOUS SERVICES

Mrs. H. J. Rohrbaugh  
Jack Siebenhar

Schedule of Summer Services  
1968

Sunday Morning --11:00 A.M.  
Heidelberg Beach Pavilion  
June 30--Rev. C. F. Sturm  
Cleveland, Ohio  
July 7--Rd. C.K. Chidester  
Tiffin, Ohio  
July 14--Rev. M.J. Meckstroth  
Apple Creek, Ohio  
July 21-- Rev. A. C. Kreke  
Bedford, Ohio  
July 28--Dr. R. S. Mathes  
Cleveland, Ohio  
Aug. 4--Rev. P. E. Rohrbaugh  
Cleveland Ohio  
Aug. 11--Rev H. R. Bucey  
Cleveland, Ohio  
Aug.18--Dr. R. G. Diller  
Upper Sandusky, Ohio  
Aug. 25--Rev, P.E. Deppen  
Akron, Ohio  
Sept. 1-- Rev. H. F. Reichert  
Cleveland, Ohio

GROUNDS SUPERINTENDENTS

Howard Pretzer  
Lester Reutener

TREE COMMITTEE

Lester Reutener  
Dr. N. Mayer

PUBLICITY COMMITTEE

C. Kent Chidester  
Dorothea Pretzer  
Robert Mathes

July 21.1967

To the Members of The Heidelberg Beach Association, Inc.

Dear Friends

The 44th annual meeting of the Heidelberg Beach Association, Inc. was held July 15, 1967. Art Kessler, Lou Manthey, Howard Pretzer, and Les Reutener were elected for a three year term as trustees of the Association. It was noted that Gilbert Hall, who has been a trustee for the past 24 years, asked not to be re-elected, he has been an unusually faithful and effective member of the Board, for which we are in his debt.

It was reported that our net worth as an Association, on July 15, 1967 was \$20,551.89. Our expenses for the past fiscal year were \$2,472.62 more than the budget, because of an emergency expense for sewer repair and replacement of \$3,021.50, which had not been budgeted, This deficit will be made up in the 1967-1968 budget, which was adopted by the Association, and which totals \$14,745.50. As you recall, the 1966-1967 budget was only \$10,274.15. That budget was unusually low since it was cut to a bare minimum in anticipation of future expenses when the water and sewer lines are installed, Also, you might be interested to learn that at this time your trustees have no idea when the county lines will be brought to Heidelberg Beach. The county facilities still must be enlarged, Real estate taxes in the county have increased a total of \$1,010 for us.

The Board of trustees hope that this letter will help to answer your questions about the operation of the Association. They wish to stress the importance of contacting the FINANCE COMMITTEE, Wilber Ossman, chr., Art Kessler, Kent Chidester, Lou Manthey, Dorothea Pretzer, about taxes and other financial matters. The job of treasurer is simply to keep our financial records, receive and disburse funds as he is directed by the Association and the Board of Trustees, and to prepare an annual treasurer's report. Remember, contact the committee members to answer your financial questions, Not the treasurer.

Please note the list of committees enclosed, Feel free to contact them for the information they might be able to give you.

We are happy to note that during the past year we have received the following new members: Harvey and Joyce Foote and family, Nevin Mayer and family, Charles and Madeline Foote, Fred Kramer, Jim Kramer.

The officers for the coming year will be: Paul Clevenger, president; Howard Pretzer, vice president; Willard Pretzer, secretary; Ray Schuman, treasurer,

Sincerely yours

The Board of Trustees.



September 5, 1967

To The President and Trustees of Heidelberg Beach

The last ten years that I have spent as a summer and weekend residents at Heidelberg beach have been most pleasant ones-the lovely location, the friendly atmosphere, the religious services, and the spacious, well-grounds have all been important factors in making these years most enjoyable-I have felt that my investment into lots their was a sound one.

However, it appears that the attractiveness of Heidelberg teach may be marred if permits are given to build on their own or a five with lots without regard to fire hazard or the opens based so necessary to gracious living area should a small non-descript the cottage be built between my property and the Wise property, we will be on the way to a "Mittiwanga" type settlement.

I appreciate Mr. Ossman's dilemma in owning a single lot which he does not need here it however, I team it unfair and pressures be put on the neighbors to that lot, who already own and pay taxes on two lots each, to buy more ground upon which to pay taxes, sewer rent etc. that would make us pay the penalty or another as lack of foresight and purchasing a single lot several years ago. It has been my impression that one fell a crowded the old dame of one slot that it or good in the early years was an unfortunate mistake. I believe there's a way out of this dilemma that will be fair and equitable to all concerned.

If the trustees are interested in maintaining the attractiveness of Heidelberg beach I feel they should seriously explore all possibilities of preventing further building on single.

Sincerely,

*Esther M. Keller*

Esther M. Keller

EMK:mk

October 21, 1967

A meeting of the board of trustees of the Heidelberg Beach Association was held at Howard Pretzer's at 2:00 PM with the following members in attendance: W. Ossman, W. C. Pretzer, L. Reutener, H. B. Pretzer, L. Manthey, D. Pretzer, P. Clevenger, A. Kessler, Rev. Mathes, R. Schuman. Members absent L. Siebenhar, Rev Chidester. The meeting was opened with a prayer by Rev. Mathes.

Minutes of the previous meeting were reading approved.

Treasurer Ray Schuman gave an oral treasures report and also reported that a tax man has been working on the probability of the association being a tax free organization.

Art Kessler reported on the transfer of lot 6 and north 1/2 lot seven from Homer Beck to Mrs. Eunice Foote. After the reading of the three letters received it was moved and seconded that Mrs. Eunice Foote be excepted as a member. it was moved by Rev. Mathes an seconded by L. Reutener that the transfer of lot 6 and north 1/2 lot 7 from Homer Beck to Mrs., Eunice Foote be approved. Motion carried.

Moved by H. B. Pretzer, Seconded By W. Ossman that the 1/2 lot owner's be entitled to a 1/2 vote per 1/2 lot. Motion carried

It was moved by Rev. Mathes, second by R. Schuman, that lots 39, 40, 55, 72 held by the beach be increased in value 10%. Motion carried

The letter received from Miss Keller was read and discussed. after much discussion it was agreed that the Association write a letter to Miss Keller and Mr. Wise at the association is willing to split lot 77 and if they are willing to purchase a half what each. Price to each party would be \$750.00. The trustees leave that this would be the best solution.

Discussion on benches, pavilion, etc., followed. L. Reutener talked about tree removal with 4 trees to be removed and replaced with other trees that died.

The question of Mrs. Margard's gas tanks was brought up. A letter should be sent to her from the board instructing her to enclose the tanks in some suitable manner.

The meeting was adjourned at the 4:30 p.m.

Willard C. Pretzer  
W. C. Pretzer, Secy.

Paul B. Clevenger  
Paul Clevenger, President.

December 4, 1967

Mr. John E. Wise  
c/o Citizens National Bank  
Norwalk, Ohio 44857

Dear Mr. Wise:

At the last meeting of the Heidelberg Beach trustees the matter of Mr. Ossman's selling lot number 77 was discussed. he has a potential buyer who would be interested in the building.

While the board recommends that no building be erected on a single line, they cannot prevent its happening. In order that houses are not too close together, the board is willing to divide the slot in half so that you can Miss Keller might each purchase half a lot for \$750.00. This is the recommendation the board present.

Please contact the president, Mr. Clevenger, and indicate what your further suggestions might be to resolve the situation.

The board of trustees,

W.C. Pretzer, secretary

January 4, 1968

Mr.. Paul Clevenger  
2593 Shady Lane  
Cleveland 31, Ohio  
Dear Mr. Clevenger,

In a letter from Willard Pretzer, secretary, dated December 4 1967, as I was informed that the board of Heidelberg beach, could (or would) not prevent the building on a single lot, should Mr. Ossman sell a lot in question. the letter included the statement "the board is willing to divide the lot in half so that you and Mr. Wise might each purchase half a lot for \$750.00". It also asked that I write you any "further suggestions that might resolve this situation".

I was surprised that the board felt it within their province to quote a price on the slot. It would seem that should be left to the seller and the buyer. However, since the board sees fit to act for Mr. Ossman in this instance, I will explain my position.

When I purchased Heidelberg Beach property in 1956, I was advised to buy two lots. I tried to purchase lot # 77 to adjoin my lot #76 and was told that it was not for sale, so I purchased lot # 75. A few months later, to my amazement, lot # 77 was purchased by Mr. Ossman.

Throughout the years it has been my understanding that it was the policy of the board not to allow building on one lot.

Since I am near retirement and do not plan to retire to Heidelberg beach, I intend to put my property up for sale in the near future. Hence I have no desire to invest in more property there with the added taxes and expense involved. neither is Mr. Wise interested in owning more than two lots. However, in discussing this situation, we agree that we might consider dividing up a price no higher than \$1200.00 for the lot for the sake of preventing fire hazard and preserving they attractiveness of Heidelberg beach. It is inconceivable to me that Mr. Ossman, as a member of the board, would not also be willing to make some small sacrifice for the same reason and also to implement the purported policy of the trustees. If this is not worth \$300.00 to him, that is certainly not worth \$600.00 (plus the expenses involved) to me. That would seem to indicate to me that I should make my property available for sale in the immediate future.

I believe there is another fairly obvious way to get out of this dilemma bit it is not within my province to suggest it.

I should appreciated if you would communicate my feelings in this matter to Mr. Ossman them and keep me informed of developments.

Sincerely

*Esther Keller*

HEIDELBERG BEACH ASSOCIATION

January 8, 1968

Mr. Raymond Schuman  
R. D. #2  
West Lake Road  
Vermilion, Ohio 44089

Dear Ray:

Enclosed you will find a check for \$15.00 covering transfer these on lot # 87-88, Michigan Road, and lot # 93, Ohio Road. This transfer was from the estate of Mabel Mayer to Nevin G. Mayer, Apple Creek, Ohio.

Best regards to you and your family.

Sincerely yours,

Arthur J. Kessler

cc: Willard Pretzer  
R.D. # 2  
West Lake Road  
Vermilion, Ohio 44089

*Dear Will: Would like to arrange as soon as possible a date for you; Paul Clevenger to sign the new leases. some other folks have been calling wondering why they haven't received their copy. Let me know when?*

*Res 251-5843 Art  
Office 241-2560*

*Art*

HEIDELBERG BEACH ASSOCIATION

January 19, 1968

Mr. D. Schuman, Treasurer  
Heidelberg Beach Association  
West Lake Road  
R. D. #2  
Vermilion, Ohio 44089

Dear Ray:

Enclosed you will find a check in the amount of 5.00 from Dr. Edward C. Knoll covering the transfer of # 91 at Heidelberg Beach Association, Vermilion, Ohio. transfer is made from Lenore K. Hand and Walter A. Hand to Edward C. Knoll and Clela L. Knoll of 2089 Worcester Road, Rocky River, Ohio 44116. (Cliff Towers -57-c).

I understand that you had a little snow at Heidelberg Beach over the weekend.

I hope that you and your family of well. Best regards

Sincerely  
*Arthur J. Kessler*  
Arthur J. Kessler  
Real Estate Trustee

AJK/tln  
Enclosure

cc Mr. Willard Pretzer.

HEIDELBERG BEACH ASSOCIATION

March 13, 1968

Mr. D. Schuman, Treasurer  
Heidelberg Beach Association  
West Lake Road  
R. D.#  
Vermilion, Ohio 44089

Dear Ray:

This is to advise you that the following transfer on lot # 6 and the northerly one-half of lot # 7, and known as being lot # 7 b on Pennsylvania road was transferred from Homer Beck to Mrs. Eunice A. Foote, 5860 Canal Road, Cleveland, Ohio 4125. This transfer took effect on October 14, 1967.

The fee covering the transfer of these lots will be collected from Homer Beck when I arranged to have his new leases signed and we when he returns from his vacation.

With best regards to you and your family

Sincerely yours,  
*Arthur J. Kessler*  
Arthur J. Kessler  
Real Estate Trustee

AJk/tln

cc: Mr. Willard Pretzer

A meeting of the Board of Trustees of The Heidelberg Beach Association was held at Ray Schuman at 8:00 PM with the following members in attendance; Paul Clevenger, Kent Chidester, Art Kessler, Lou Manthey, Will Ossman, Howard Pretzer, Willard Pretzer, Les Reutener, Ray Schuman, Lou Siebenhar, Members absent Rev. Manthes, Dorothea Pretzer

Minutes of the previous meeting were read and approved.

The treasurer's report was read and approved. Ray Schuman reported on the budget for 1968 which showed an actual expenditure of 12,835.06. Wilbur Ossman reported on the recommended unexpended for the 1968-1969 season. The budget totaled \$13,339.74 which is \$1,405.76 less than the 1967-68 season. Moved by Lou Manthey, seconded by Art Kessler that the budget be accepted. Motion carried

Wilbur Ossman made preliminary report on the church services at Mrs. Rohrbaugh has prepared. The list was nearly completed and notices would be mailed

Art Kessler reported on the new leases and reported that all were back and returned except for Homer Becks. A standing ovation was given to Mr. Kessler for his work on the new leases. Mr. Les Reutener reported on work at the pavilion. Two bids were received for the painting of the benches and pavilion. Wilbur Ossman moved, seconded by L. Siebenhar that the grounds committee gather more bids for the painting of pavilion and benches tables and be given the authority to proceed with the necessary work to be done.

Les Reutener reported that the trees would be taken care of this month, the work to be done by Barns Roses.

The following real estate transfers were reported by Art Kessler: Lot # 87 and 88 Michigan Road and lot #93, Ohio Rd., from the Estate of Mabel Mayer to Nevin C. Mayer, Apple Creek Ohio. Lot number 91, Ohio Road, from Leonore K. & Walter A. Hand to Edward C. Cleta L. Knoll, 2089 Wooster Road, Apartment 55-c, Rocky River, Ohio 44116.

A motion by Ray Schuman, seconded by Louis Siebenhar, that Mr. and Mrs. Edison Massey be approved as non-voting members until their requirements of the land contract with Miss Shirer is fulfilled. When the property is transferred to them they would become full fledged members. If the land contract is violated their membership becomes null and void. The necessary three letters were and are on file. They are members of the Huron Assembly of God Church, Huron, Ohio.

A discussion on building and zoning and also a review of property holdings and disposition of property of present owners was held. A nominating committee of Ray Schuman, Willard Pretzer, and Lou Manthey was appointed and to report at the next meeting.

The next meeting is to be held on June 7, 1968 at 8:00 PM at Heidelberg Beach. Meeting adjourned at 11:00 PM

PB Clevenger  
President

#77

Willard Pretzer  
Secretary

The lot owned by Wilbur Ossman was discussed and that he would sell for \$1,500.00. Motion by H.P. Pretzer, seconded by Rev. Chidester that Mr. Wise and Miss Keller be contacted to purchase 1/2 lot each for \$600.00. Mr. Ossman is to be paid \$1,500.00 by the association when sale is completed. The difference is to be recovered when lots owned by the association are sold. Motion Carried.

*add letters to minutes WP*



HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF APRIL 5, 1968

General Account Operating Fund 7-15-67		\$637.35
Receipts		
Taxes Collected 6-1-67	\$155.70	
Taxes Collected 12-1-67	6,940.41	
Delinquent Tax Fee	<u>17.92</u>	
Total Receipts		7,114.03
Expenses		
Street Light Electricity	33.71	
Mowing	520.00	
Water Supply	626.46	
Road Repair	1,660.00	
Septic Tank Cleaning & Repair	787.00	
Refuse Collection	375.75	
Stationery, Supply & Postage	48.67	
Erie County Taxes	4,502.14	
Liability Insurance	119.00	
Bookkeeping Expense	225.00	
Issue of 99 Yrs. Leases	220.03	
Miscellaneous	<u>127.98</u>	
Total Expenses		<u>8,458.76</u>
Net Change in Operating Fund (Less)		1,344.71-
General Account Operating Fund 4-5-68		707.36-
Transfer from Investments to Defray Current Expenses		<u>500.00</u>
General Account as of 4-5-68		207.36-
Reserve for Creek Landscaping		827.73
Recreational Fund 7-15-67		233.94
Receipts from Lot Transfers	30.00	
Recreational Fund 4-5-68		263.94

HEIDELBERG BEACH ASSOCIATION  
CASH POSITION  
AS OF APRIL 5, 1968

	BUDGET	ACTUAL	DIFFERENCE
Grounds	\$617.94	681.69	63.75*
Tree Removal and Replacement	200.00	-0-	200.00
Water Supply	1,110.00	626.46	83.54
Sewer Improvement & Repair	2,700.00	-0-	2,700.00
Refuse Collection	486.00	75.75	110.25
Road Maintenance	-0-	1,660.00	1,660.00*
Stationery; Supplies and Postage	25.00	48.67	23.67*
Bookkeeping Expense	225.00	225.00	-0-
Erie County Taxes (1965)	8,878.46	8,878.46	-0-
Non Budget Legal Expense	503.10	-0-	503.10
Non Budget Items			
Liability Insurance		119.00	119.00*
99 Year Lease Expense		220.03	220.03*
		<hr/>	
SUB TOTALS	\$14,745.50	\$12,835.06	\$1,910.44

April 5, 1968

Ray D. Schuman, Treasurer

HEIDELBERG BEACH ASSOCIATION

Transfers From July 15, 1967

July 30, 1967 Lot No. 51 and 52, Kentucky Road.

From Milderd Grace Kramer and Evelyn Louise Kramer  
to Fred and Mildred Grace Kramer, 33 West Schaaf Road  
Cleveland, Ohio 44109 and James and Evelyn Louise  
Kramer, 39 West Schaaf Road, Cleveland, Ohio 44109

October 14, 1967: Lot No. 6 and Northerly 1/2 of Lot No. 7. and known  
as Lot No. 7-B, Pennsylvania Road

From Homer Beck to Mrs. Eunice A. Foote, 5860 Canal  
Road, Cleveland, Ohio 44125.

December 18, 1967; Lot No. 87 and 88, Michigan Road and Lot No. 93,  
Ohio Road

From Estate of Mabel Mayer to Nevin C. Mayer,  
Apple e Creek, Ohio

January 5, 1968: Lot No. 91, Ohio Road

From Leonore K. and Walter A. Hand to Edward C.  
and Cleta L. knoll, 2089 Wooster Road, Apartment  
55-c, Rocky River, Ohio 44116

April 21, 1968

Mr. John E. Wise  
c/o Citizens National Bank  
Norwalk, Ohio 44857

Dear Mr. Wise,

The matter of disposition of Lot # 77 was again discussed with Mr. Ossman in the light of correspondence received from Miss Ester Keller.

If as her letter stated, you and she would still consider purchasing a half-lot each for six hundred dollars in the interest of fire hazard prevention and Beach attractiveness, the situation could be resolved.

If this is acceptable, you might forward your check payable to the Heidelberg Beach Association to Mr. Arthur Kessler, 17308 Fernshaw Ave., Cleveland, Ohio 44116, and the necessary papers will be prepared.

Yours truly,

Willard C. Pretzer, Secy.  
Heidelberg Beach Trustees

WCP;es

April 21, 1968

Miss Esther M. Keller  
20333 Detroit Road, Apt. 301  
Rocky River, Ohio 44116

Dear Miss Keller:

The matter of disposition of Lot # 77 was again discussed with Mr. Ossman in the light of correspondence received from you.

If as your letter stated, you and Mr. Wise would still consider purchasing a half-lot each for six hundred dollars in the interest of fire hazard prevention and Beach attractiveness, the situation could be resolved.

If this is acceptable, you might forward your check payable to the Heidelberg Beach Association to Mr. Arthur Kessler, 17308 Fernshaw Ave., Cleveland, Ohio 44116, and the necessary papers will be prepared.

Yours truly,

Willard C. Pretzer, Secy.  
Heidelberg Beach Trust

WCP;ep

April 21, 1968

Miss Helen Shirer  
2885 Pease Drive Apt. 218  
Rocky River, Ohio 44116

Dear Helen:

At the last trustees meeting the sale of your property on land contract to Mr. & Mrs. Edward Massey was acted upon.

It was the decision of the Board that Mr. & Mrs. Edward Massey be approved as non-voting members of the Association until the requirements of the land contract with you are fulfilled, When the land contract is paid the property would be transfers to them and they would become full-fledged members. If the land contract is violated their membership becomes null and void.

If you would furnish me their address I will be happy to inform them of this agreement.

We trust that this meets with your approval.

Yours truly,  
*Willard C Pretzer*

Willard C. Pretzer, Secretary

HEIDELBERG BEACH ASSOCIATION

June 3, 1968

Mr. Ray D. Schuman, Treasurer  
Heidelberg Beach Association  
West Lake Road  
R. D. #2  
Vermilion, Ohio

Dear Ray:

Enclosed you will find check for \$10.00 representing the transfer fee from Homer Beck to Eunice Foote covering Lot Number 6 and the northerly one-half of Lot Number 7 and known as being Lot number 7b on Pennsylvania Road, Heidelberg Beach Association.

You will also find enclosed herewith check in the amount of \$5.00 covering transfer fee of Lot Number 77, Indiana Road from Wilbur R. Ossman and Harriet R. Ossman to Esther M Keller, known as being the southerly one-half of Lot Number 77 and known as being Lot Number 77b, and to Ethel M . Wise and known as being the northerly one-half of Lot Number 77 and known as being Lot Number 77b, Indiana Road.

Sincerely yours,

Arthur J. Kessler  
Real Estate Trustee

AJK/tlk

cc Mr. Willard Pretzer  
Secretary

June 7, 1968

A meeting of the board of trustees of the Heidelberg beach as this issue was held at H. B. Pretzers at 8:00 PM with the following board members in attendance: Les Reutener, Dorothea Pretzer, Paul Clevenger, Willard Pretzer, Howard Pretzer, Louis Siebenhar, Rev Mathes, Art Kessler, Rev C. Kent Chidester. Members absent Lou Manthey, Ray Schulman.

Minutes of the previous meeting were read and improved with minor corrections. In absence of the treasurer, no report was made

Art Kessler reported that all leases are now completed. The following real estate transfers approved. 1/2 lot #77 from Wilbur R. Ossman and Harriet R. Ossman to Ester M. Keller. and 1/2 lot #77 from Wilbur R. Ossman and Harriet R. Ossman to Ethel M. Wise. Moved by Rev. Mathes, seconded by Lewis Siebenhar, that the transfer its be accepted. Motion carried

Les Reutener reported on the trees and his contact with the Barnes Roses. Now that the trees are leafing the work is to be done in the fall. It was discussed that some of the trees to be replaced should be done with more variety and include flowering trees at the discretion of the grounds committee. A motion by Rev Mathes, seconded by H. B. Pretzer, that the association trees to be replaced should be done with more variety and to include flowering trees at the discretion of the ground committee. Motion carried.

The nominating committee reported the following names for nomination: Dorothea Pretzer, Louis Siebenhar, Paul Clevenger, C. Kent Chidester, all incumbents and the following additional nominees: Fred Warder, Jack Siebenhar, Harvey Pagel, Harvey Foote. Motion by a H. B. Pretzer, second by Rev. C. Kent Chidester that the above names be submitted at the annual meeting for all action. Motion carried

The following resolution was adopted: It is here by resolved that Mr. Art Kessler or Ray Schuman be appointed representatives of the Heidelberg Beach Association to have access to the safety deposit box at the Cleveland Federal Savings and Loan Association, Cleveland, Ohio.

Meeting adjourned at 9:45 PM.

P.B. Clevenger  
Pres

Willard C Pretzer  
Sec.



HEIDELBERG BEACH ASSOCIATION  
RECOMMENDED ASSESMENTS  
1968-1969 SEASON

<u>EXPENSE ACCOUNT</u>	<u>AMOUNT</u>
Grounds	\$1,000.79
Tree Removal and Replacement	200.00
Water Supply	1,065.00
Sewer Improvement and Repair	700.00
Refuse Collection	500.00
Road Maintenance	00.00
Stationery, Supply and Postage	250.00
Bookkeeping Expense	225.00
Liability Insurance	94.67
Erie County Taxes (1966)	<u>9,004.28</u>
TOTAL ASSESMENTS	13,339.74

COLLECTION OF ASSESMENTS

37.70 per \$1,000.00 of Erie County Real Estate Tax Values 8,569.59  
(\$227,310.)

16.30 per \$1,000.00 of Erie County Real Estate Tax Values 3,705.15  
(\$277,310)

Anticipated cost of water supply @ \$15.00 x 35 Summer residents 1,065.00  
and \$60.00 x 9 Winter Residents

TOTAL COLLECTION	\$ 13,339.74
Memo; 1967-68 Season Assessments	14,745.50
Decrease from Previous Year	1,405.76

TAX COMMITTEE

PRETZER & COMPANY  
BANK AUDITORS - OPERATING CONSULTANTS  
VERMILION, OHIO 44089

Religious Account 7-15-67 439.86  
 Receipts and Statistics

<u>Service Date</u>	<u>Attendance</u>	<u>Collections</u>	
7-2-67	105	69.00	
7-9-67	123	57.67	
7-16-67	107	62.00	
7-23-67	122	63.74	
7-30-67	111	60.77	
8-6-67	85	56.72	
8-13-67	126	66.81	
8-20-67	113	58.35	
8-27-67	138	74.40	
9-3-67	<u>142</u>	<u>77.35</u>	
Total Receipts & Statistics	1,172		646.81

Expenses

Eight Pastoral Fees @\$35.00	280.00	
Pavilion Electricity	<u>12.00</u>	
Total Expenses		<u>292.00</u>
Net Change in Religious Account		<u>354.81</u>

Religious Account 4-5-68 794.67

Cash Investments

General Account 7-15-67		3,063.48
Interest Received	56.26	
Transfer to Cash Account	500.00	
General Account 4-5-68		2,619.74
Religious Account 7-15-67		2,263.07
Interest Received	45.48	
Religious Account 4-5-68		2,308.55

CASH RECAP AS OF JULY 15, 1967

	<u>Petty Cash</u>	<u>Checking</u>	<u>Savings</u>	<u>Totals</u>
General Account	50.00	(207.36)	2,619.74	2,462.38
Reserve Fund	-0-	827.73	-0-	827.73
Recreational Fund	-0-	263.94	-0-	263.94
Religious Account	-0-	<u>794.67</u>	<u>2,308.55</u>	<u>3,103.22</u>
TOTALS	50.00	\$1,678.98	4,928.29	\$6,657.27

MINUTES OF THE ANNUAL MEETING, JULY 20, 1968, AT BEACH PAVILION

The 45th annual meeting of the Heidelberg Beach Association was called to order by president Paul Clevenger, who asked Rev. Robert Mathes to offer the opening prayer. The roll call indicated that 56 1/2 Lots were represented in person, and 20 by proxies, making a total of 76 1/2 and a quorum. Motion carried. Minutes of the previous annual meeting were read. Motion was made by Lester Reutener and second did by Louis Siebenhar that they be approved as read. Motion carried. The minutes of the board of trustees meeting were read, and upon motion by Rev. Kreke, seconded by Rev. Mathes, where approved and motion carried.

The treasures report was given in detail and members present for us and were given a copy for their guidance and information. Total assets are shown as \$19,823.65 as of close of business July 20, 1968. A copy of this report is made a part of these minutes. A motion to accept this report was made by Mr. Wilms, second in by Rev. Kreke, and carried. Appreciation was expressed to the treasurer for the manner in which the report was prepared. It was noted that the payment of \$400.00 to church world service had not been made by the treasurer as authorized at the previous annual meeting.

Dr. C. Kent Chidester submitted the proposed budget for 1968-69. It was moved by Rev. Kreke and seconded by Louis Siebenhar that the proposed budget be accepted in the amount of \$13,339.74. After considerable discussion with regarded to increase be honorarium to the ministers, Howard Pretzer moved and John Wise seconded to increase the honorarium \$45 per Sunday starting with the 1969-70 season. During discussion, it was moved by Louis Manthey that the motion be amended to limit the amount to \$40. Seconded by Mr. Hall. Put to motion, it was carried unanimously. The motion was thereby amended to read in the amount of \$40.

It was moved by Rev. Mathes that we making other donation of \$400 to church world service for the year 1968. Seconded by Rev Kreke. Motion carried unanimously.

Mr. Louis Manthey presented a program for our 45th anniversary gift to the United Church of Christ home. He moved that this gift be for \$1,000, and that it be presented on August 4, 1968 at our religious services. This to be used for their expansive program. The offering taken up on August 4th, as well as any special guest to be applied to the aforesaid \$1,000 gift. Seconded Ray Schuman. Motion carried.

A resolution was presented by Rev. Chidester concerning the zoning of buildings and lots. This resolution is to be made parted the minutes. After presentation, he made a motion that it be adopted. *attached* Seconded by Rev. Mathes. Motion carried It was mentioned by Louis Siebenhar that he contacted his attorney who advised him that a zoning ordinance would not be retroactive, but a new owner would be required to conform to add as of the day adopted.

Election of trustees was then taken by individual ballots with the following results: Dr. C. Kent Chidester, Paul Clevenger, Dorothea Pretzer and Louis Siebenhar were elected for the three-year term of trustees starting July 21, 1968.

The annual meeting was closed with all joining in the Lord's Prayer. Meeting adjourned

Respectfully submitted,

Howard Pretzer, secretary pro tem.

RESOLUTION: REGARDING THE ZONING OF LOTS AND BUILDING AT HEIDELBERG BEACH

ADOPTED JULY 20, 1968

Whereas during more than the past 20 years, it has been the practice of the Heidelberg beach association to encourage and/or require the cottage is be built on at least two lots, and  
Where as members whose cottage is where on one lot only were encouraged to acquire adjacent like space, where feasible, and

Whereas Heidelberg Beach has benefited from this policy in terms of fire safety and maintenance of high property valuation, and

Whereas the official adaptation of this policy is an important point, and

Whereas it is desirable to establish this policy clearly in our records,  
be it resolved to that Heidelberg Beach Association go on record to affirm the zoning practice in it has been following in requiring new buildings to be on two lots.

Be it further resolved that any buildings on Heidelberg Beach association grounds having an adjacent vacant lot be required to retain such for protection.

*Adopted 7-20-68*

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HEIDLEBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF JULY 20, 1968

Religious Account Operating Fund 7-16-67	\$439.86
Receipts and Statistics	
<u>Service Dates</u>	<u>Attendance</u>
<u>Collections</u>	
7-2-67	105
7-9-67	123
7-16-67	107
7-23-67	122
7-30-67	111
8-6-67	85
8-13-67	126
8-20-67	113
8-27-67	138
9-3-67	<u>142</u>
77.35	
Total Receipts and Statistics 1172	646.81
Expenses	
Pastoral Fees 11 @ \$35.00	385.00
Pavilion Electricity	18.00
Painting & Repair Bldg, & Fix.	475.00
Miscellaneous	<u>10.00</u>
Total Expenses	<u>888.00</u>
Net Change in Operating Fund (Less)	241.19
Religious Account Operating Fund 7-20-68	198.67
Religious Account Cash Investments 7-16-97	2,263.07
Interest Received	91.64
Religious Account Cash Investments 7-20-68	<u>2,354.71</u>
Religious Account Cash Available 7-20-68	2,553.38

Respectfully submitted,  
*Ray D Schuman*  
Ray D. Schuman, Treasurer

HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF JULY 20, 1968

STATEMENT OF CONDITION

ASSETS

Cash on Hand	
Religious Account	\$2,553.38
General Account	4,447.00
Value of Four unsold Lots	
Lot Number 39	1,650.00
Lot Number 40	1,650.00
Lot Number 55	1,660.29
Lot Number 72	1,552.68
Taxes Charged and Due 12-1-68	6,287.42
Taxes Delinquent	
Robert & Suzanne Sepper, inc'l. penalty	<u>22.88</u>
TOTAL ASSETS	\$19,823.65

LIABILITIES

Unpaid Obligation	None
Net Worth	<u>\$19,823.65</u>
TOTAL LIBILITIES	\$19,823.65

Respectfully submitted,  
*Ray D. Schuman*  
Ray D. Schuman, Treasurer

HEIDELBERG BEACH ASSOCIATION  
CASH POSITION  
AS OF JULY 20, 1968

<u>ACCOUNT</u>	<u>Budget</u>	<u>Actual Cost</u>	<u>Over Budget</u>	<u>Under Budget</u>
Grounds	\$617.94	\$1,638.60	1,020.66	
Tree Maintenance	200.00	None		200.00
Water Supply	1,110.00	943.73		166.27
Sewer Improvement and Repair	2,700.00	None		2,700.00
Refuse Collection	486.00	375.75.		110.25
Road Maintenance	None	1,660.00	1,660.00	
Stationery, Supply and Postage	25.00	69.47	44.47	
Bookkeeping Expense	225.00	225.00		
Erie County Taxes (1967)	8,878.46	8,878.46		
Non Budget Legal Expense	503.10	None	-0-	503.10
Sub-Totals	\$14,745.50	\$13,791.01		\$954.49
Non Budget Expenses				
99 Year Leases Expenses		220.03		
Liability Insurance		119.00		
Grand Totals	\$14,745.50	14,130.04		\$615.46

*Ray D. Schuman*  
Ray D. Schuman, Treasurer

HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF JULY 20, 1968

GENERAL ACCOUNT OPERATING FUND 7-16-67	637.35
Receipts:	
Taxes Collected 6-1-67	155.70
Taxes Collected 12-1-67	6,940.41
Taxes Collected 6-1-68	7,033.50
Excessive water usage	60.66
Delinquent Tax Fee	<u>20.11</u>
Total Receipts	14,209.72
EXPENSE	
Street Lights	49.27
Mowing	1,420.10
Water Supply	943.73
Road Repair	1,660.00
Refuse Collection	375.75
Stationery, Supply and Postage	69.47
Issue of 99 year Leases	220.03
Erie County Taxes (1967)	9,004.28
Liability Insurance	119.00
Bookkeeping Expense	225.00
Miscellaneous Grounds	<u>169.23</u>
Total Expenses	<u>14,255.86</u>
Net Change in operating Fund (less)	46.14
Transfer from Investments	500.00
Purchase of Lot #77 from W. & H. Ossman (less)	1,500.00
Sale of Lot #77A to E Keller (Plus)	600.00
Sale of Lot #77B to E. Wise (Plus)	600.00
General Account Operating Fund 7-20-68	791.21
Reserve for Creek Landscaping	827.73
Petty Cash Fund	50.00
Recreational Fund 7-16-67	233.94
Receipts from Lot Transfers	45.00
Repair to Sunset Benches	<u>173.00</u>
Recreational Fund 7-20-68	105.94
General Account Cash Investments 7-16-67	3,063.48
Interest Received	108.64
Transfer to Cash Account	500.00
General Account Cash Investments 7-20-68	<u>2,672.12</u>
General Account Cash Available 7-21-68	\$4,447.00
Treasurer Ray D. Schuman	



MINUTES OF TRUSTEES MEETING, JULY 20, 1968, AT BEACH PAVILION

Immediately following adjournment of the annual meeting, the trustees met for re-organization of the board. The trustees present were: Mrs. Dorothea Pretzer, Dr. C. Kent Chidester, Mr. Art Kessler, Mr. Paul Clevenger, Mr. Ray Schuman, Mr. Les Reutener, Mr. Howard Pretzer, Mr. Lou Manthey and Mr. Louis Siebenhar. Mr. Lou Manthey was appointed temporary chairman. After a discussion of candidates, it was moved by Dr. Chidester that all officers be re-elected to their present offices. Rev. Mathes had previously stated to the president that he was willing to help share some of the work load of the board. He was therefore asked if he would serve as secretary, to which he agreed, and accordingly elected to replace Willard Pretzer in that office. In as much as Mr. Wilber Ossman, a former trustee, is no longer a member of the association, having disposed of lot No. 77 through sale, it was moved by Dr. Chidester, and seconded by Mr. Arthur Kessler, that his vacancy be filled by the appointment of Mr. Jack Siebenhar. It has been the custom of the board to fill vacancies with the member receiving the next highest number of votes at the last annual election of trustees. Motion carried.

The keeping of the grounds and the mowing of the grass was mentioned again, especially the grass situation, and its ever-increasing cost and damage done to the young trees. It was the consensus of opinion that the best way to keep the trees from being damaged was to dig the grass away from the trunks so that the mowers would not need to come close to the trees, and this intern should tend to reduce the mowing time. It was agreed to employ some young men to do this for a moderate per hour compensation.

There being no further business, the meeting was adjourned at 4:50 P.M.

Respectfully submitted,

Howard Pretzer, V. Pres. and sec'y. pro tem.

HEIDELBERG BEACH ASSOCIATION  
 CASH POSITION  
 AS OF APRIL 1, 1969

<u>ACCOUNT</u>	<u>Budget</u>	<u>Actual Cost</u>	<u>Over Budget</u>	<u>Under Budget</u>
Grounds	1,000.79	690.86		309.93
Tree Care	200.00	149.96		50.04
Water Supply	1,065.00	745.46		319.54
Sewer Improvement and Repair	700.00	-0-		700.00
Refuse Collection	500.00	587.50	87.50	
Road Maintenance	300.00	-0-		300.00
Stationery, Supply and Postage	250.00	54.57		195.43
Bookkeeping Expense	225.00	225.00		
Erie County Taxes (1967)	9,004.28	9,004.28		
Liability Insurance	94.67	124.00	29.33	
TOTALS	\$13,339.74	\$11,581.63	\$116.83	\$1,758.11

*Ray D. Schuman*  
*Treasurer*

HEIDLEBERG BEACH ASSOCIATION  
 FINANCIAL REPORT  
 AS OF APRIL 1, 1969

RELIGIOUS ACCOUNT

Operating Fund 7-20-68				\$198.67
Receipts and Statistics				
	<u>Service Dates</u>	<u>Attendance</u>	<u>Collections</u>	
	6-30-68	98	54.50	
	7-7-68	103	66.65	
	7-14-68	113	56.59	
	7-21-68	120	78.73	
	7-29-68	107	67.75	
	8-4-68	94	214.25*	
	8-11-68	79	42.85	
	8-18-68	60	48.44	
	8-25-68	94	56.77	
	9-1-68	<u>113</u>	<u>71.650</u>	
Totals		981		<u>758.18</u>
Additional Donation for United Church Homes				<u>10.00*</u>
Total Receipts				768.18
Expenses				
Pastoral Fees @\$35.00		245.00		
Pavilion Electricity		12.00		
Donation to United Church Homes		740.00*		
Donation to World Service 67-68		400.00		
Donation to World Service 68-69		<u>400.00</u>		
Total Expenses				1,797.00
Transfer from Cash investments				<u>1,000.00</u>
Net Change in Operating Fund (Less)				<u>(28.82)</u>
Operating Fund to Date				169.85
Religious Account Cash Investments				2,354.94
Transfer to Operating Fund		1,000.00		
Interest Received		37.32		
Religious Account Cash Investments to Date				<u>1,392.26</u>
Religious Account Cash Available 4-1-69				1,562.11
Reconcilement of Donation to United Church Homes, Upper Sandusky, Ohio				
Cash and Checks payable to Heidelberg Beach Received 8-4-68				214.25
Additional Donation Received, Check payable to Heidelberg Beach				10.00
Checks received payable to United Church Homes				260.00
Additional Funds Contributed from operating Fund				<u>515.75</u>
Total approved contribution per annual meeting				1,000.00
Our check payable to United Church Homes				740.00
Contributors checks payable to United Church Homes				<u>260.00</u>
Total approved contribution per annual meeting				1,000.00

Ray D. Schuman  
 Treasurer

HEIDELBERG BEACH ASSOCIATION  
FINANCIAL REPORT  
AS OF APRIL 1, 1969

GENERAL ACCOUNT

Operation Fund 7-20-68		791.21
Receipts:		
Taxes Collected 12-1-68	6,287.42	
taxes Collected 6-1-68	20.80	
Delinquent tax Fee	<u>2.08</u>	
Total Receipts		6,310.30
EXPENSE		
Street Lights	35.26	
Mowing	600.00	
Water Supply	745.46	
Road Repair	-0-	
Refuse Collection	587.50	
Stationery, Supply and Postage	54.57	
Erie County Taxes (1966)	5,015.64	
Liability Insurance	124.00	
Tree Replacement	149.96	
Bookkeeping Expense	225.00	
Miscellaneous Grounds	24.40	
Unclassified	<u>31.20</u>	
Total Expenses		<u>7,592.99</u>
Net Change in operating Fund (less)		1,282.69
Operating Fund to Date		(491.48)
Reserve for Creek Landscaping		827.73
Petty Cash Fund		50.00
Recreational Fund		105.94
General Account Cash Investments		2,672.12
Interest Received	53.44	
General Account Cash Investments to Date		<u>2,725.56</u>
General Account Cash Available 4-1-69		\$3,217.75

*Ray D. Schuman*  
*Treasurer*

HEIDELBERG BEACH ASSOCIATION  
 FINANCIAL REPORT  
 AS OF APRIL 1, 1969

STATEMENTS OF CONDITION

ASSETS

Cash on Hand General Account		
Checking Account Balance	442.19	
Savings Account Balance	2,725.56	
Petty Cash Fund	<u>50.00</u>	
Total Cash on Hand General Account		3,217.75
Cash on Hand Religious Account		
Checking Account Balance	169.85	
Savings Account Balance	<u>1,392.26</u>	
Total Cash on Hand Religious Account		1,562.11
Value of Unsold Lots		
Lot Number 39	1,650.00	
Lot Number 40	1,650.00	
Lot Number 55	1,660.29	
Lot Number 72	1,552.68	
Total Value of Unsold Lots		<u>6,512.97</u>
TOTAL ASSETS		\$11,292.83

LIABILITIES

Unpaid Obligation		None
Net Worth		<u>11,292.83</u>
TOTAL LIBILITIES		11,292.83

*Ray D. Schuman*  
*Treasurer*

TRUSTEE MEETING  
HEIDELBERG BEACH ASSOCIATION. INC.  
AGENDA APRIL 18, 1969

- I Invocation
- II. Election of Secretary
- III. Reading of Minutes.
- IV. Treasurer's Report -- Ray Schuman
- V. Finance Committee
- VI. Water, Street, and Sewer Committee-- Lester Reutener
- VII. Building Inspection -- Louis Siebenhar
- VIII. Religious Services -- Jack Siebenhar
- IX. Grounds Superintendents -- Howard Pretzer
- X. New Business
  - 1. Real Estate Trustee -- Art Kessler
  - 2. Trees and Obstructions of Lake view
  - 3. Nominating Committee
  - 4. Date for Board of Trustee Meeting

MINUTES OF TRUSTEES MEETING, APRIL 18 1969

Present; Mrs. Dorothea Pretzer, Messrs. Kessler, Manthey, Clevenger, Howard Pretzer, Schuman, Louis Siebenhar, Jack Siebenhar.

The meeting was called to order by the President, Mr. Paul Clevenger, at the home of Mr. Jack Siebenhar. The invocation was offered by Mr. Howard Pretzer. Because a vacancy existed for the office of secretary, Mrs. Pretzer moved and Howard Pretzer seconded a motion to elect Mr. Jack Siebenhar to that office. Motion carried. The minutes of the July 28, 1968 annual meeting were read by Howard Pretzer and approved as corrected. The minutes of the trustees meeting of July 28, 1968 were read and approved. Mr. Schuman submitted the financial report as of April 1, 1969. Copy attached.

There was some discussion with reference to exposed oil and liquid gas storage tanks. Dorothea Pretzer offered to discuss this unsightly situation with a few offenders with the hope that one or two corrective examples would encourage other to follow suit.

The following trustees were appointed to serve as the nominating committee to present four additional names for the July annual meeting and election: Dorothea Pretzer, Art Kessler and Louis Siebenhar.

The annual Meeting of all leaseholders will be July 19, 1969 at 2 P.M. at the pavilion. The next trustees meeting will be June 28 at the beach pavilion at 2:30 P.M.

It was recommended that a letter of thanks be sent to Mr. Charles Foote for his efforts to beautify the beach grounds.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,  
Jack N. Siebenhar, Sec'y

MINUTES OF TRUSTEES MEETING JUNE 28, 1969

The meeting was called to order by our President, Mr. Paul Clevenger, at 2:30 PM Lou Manthey led the group in invocation. Present were Mr. Shuman, Kessler, Reutener, Clevenger, Manthey, Howard Pretzer, Louis Siebenhar and Jack Siebenhar.

The treasurer, Mr. Schuman and, read the financial report. Copy attached. The new corporation showed a profit of approximately \$1,120.00, which resulted in an income tax of about 252.00 Mr. Schuman is investigating various ways of eliminating this tax. The secretary read the minutes of the last trustees meeting. Approved as read

The four incumbents trustees up or re-election are: Howard Pretzer, Ray Schuman and Jack Siebenhar, and Willard Pretzer who asked to be excused from running again. The vacancy Left by rev. Mathes also must be filled, so that five trustees must be elected. Additional names on the balance our Charles Foote, Ben Richardson, Arnold Wilms, Harvey Pagel and Jim Kramer

Les Reutener, grounds keeper, announced that the septic tanks will be cleaned after labor day. He is also getting an estimated on patching and resurfacing the roads.

Art Kessler announced that there will be no real estate transfers during the year

Meeting adjourned at 3:15 PM

Respectfully submitted,  
Jack N. Siebenhar, sec'y.



June 29, 1969

Mr. Charles Foote  
West Lake Road  
Vermilion, Ohio. 44089

Dear Charles,

The Heidelberg Beach Association wishes to express its thanks to you for your untiring efforts at the beach to beautify its grounds. Your work has not gone unnoticed, and it is precisely this kind of cooperative effort that has made our association a fine example of Christian fellowship.

Looking forward to another summer of wonderfully family recreation.--

Sincerely,  
Jack N. Siebenhar, secretary.

ANNUAL MEETING  
HEIDELBERG BEACH ASSOCIATION, INC.  
AGENDA JULY 19, 1969

- I Call meeting to order
- II roll call of lease holders--ray Schuman
- III Minutes -- Jack Siebenhar
- IV Treasurer's report --Ray Schuman
- V Presentation of Budget -- Finance Committee
- VI Committee Reports and Questions
  - A Nominating Committee -- Lou Manthey
    - 1. Nominations from the floor
    - 2. Tellers
    - 3. Vote
  - B. Real Estate Trustee -- Art Kessler
  - C. Religious Committee -- Mrs. Rohrbaugh
    - Recipient of contribution
  - D Zoning Regulations -- C. Kent Chidester
  - E. Building Committee -- Lou Siebenhar
  - F. Grounds Superintendents -- Howard Pretzer
    - Les Reutener
  - G. Publicity Committee -- C. Kent Chidester
  - H. Report on Election
- VII Announcements
- VII Adjournment

NOTE: There will be a meeting of the new Board of Trustees immediately following this meeting.

MINUTES OF ANNUAL MEETING JULY 22, 1969  
HEIDELBERG BEACH ASSOCIATION

The meeting was called to order by the President, Mr. Paul Clevenger, at 2:10 P.M. at the pavilion. Rev C. K. Chiderster gave the invocation. Ray Schumann called the roll resulting in 52 1/2 votes present, 29 proxies, for a total of 81 1/2 votes, thereby forming a quorum.

The minutes from the previous year's meetings were read by the secretary, and approved, Lou Manthey moved and Paul Rohrbaugh seconded a motion to accept the minutes. Motion carried.

The treasurer's report on the statement of condition was then read by Mr. Schuman. The expected income tax was canceled out by the previous year's loss. Jack Siebenhar moved and Rev. Kreke seconded a motion to accept the treasurer's report. Motion carried. The treasurer then presented the budget for 1969-70. Art Kessler moved and Howard Pretzer seconded a motion to accept. Motion carried.

The nominating committee presented a slate of eight names for election with five trustees to be elected. Norman Wagner and Bob Kessler served as tellers. The following trustees were elected: Ray \*\*Schuman, Jack Siebenhar, Howard Pretzer, Charles Foote, and Jim Kramer. *For one year to replace Rev Mathes*

Mrs., Rohrbaugh presented the religious committee report. She reported the ten ministers for this year are arranged for. Rev Kreke requested a vote of thanks for her efforts in this behalf.

Rev Chidester reported no activity in The zoning and building.

Lou Manthey moved, seconded by Rev. Kreke, to give \$400 to the Church World Service, and \$100. to Rev Robert Mathes Memorial Fund at Heidelberg College. Motion carried

The grounds superintendent, Howard Pretzer, gave a report on road repair, A contractor was of the opinion that they are in fine shape with the exception of the stretch where water has been standing along the creek.

Mr. Welker, who has been cutting the lawn, notified the beach that his fees will be raised from \$75 to \$100 for each cutting for the remainder of the season. Les Reutener announced that the septic tanks will be cleaned after Labor Day. There should be no refuse, garbage or rubbish dumped along the orchard -- only burnable foliage. This will be burned later -- do not burn individually. Howard Pretzer moved and Rev. Kreke seconded a motion to bury the refuse cans by the pavilion. If new ones need be bought, the expenditure must not exceed \$100. Motion carried

No publicity report from Rev. Chiderster.

Art Kessler reported no real-estate transactions during the past year.

Lou Manthey asked for a vote of thanks to all those who have been working cleaning the beach. Jack Kramer has the water off our beach tested and found it met the accepted standard for swimming. Howard Pretzer suggested that the grounds committee repair the easterly path to the beach.

Rev Kreke moved and Les Reutener seconded a motion to adjourn. Rev Kreke gave the benediction. Motion carried. Meeting adjourned.

Respectfully submitted  
Jack N. Siebenhar, sec'y

HEIDELBERG BEACH ASSOCIATION  
RECOMMENDED ASSESSMENTS  
1969-1970 SEASON

<u>EXPENSE ACCOUNT</u>	<u>AMOUNT</u>
Grounds	\$1,600.00
Tree Care	200.00
Water Supply 1	1,065.00
Sewer Improvement and Repair	700.00
Refuse Collection	550.00
Road Maintenance	400.00
Stationery, Supply and Postage	50.00
Bookkeeping Expense	250.00
Liability Insurance	129.00
Erie County Taxes (1966)	<u>10,031.28</u>
	\$14,975.28

*ADD 400.00 For cost of Tax Consultant to date RDS*

COLLECTION OF ASSESSMENTS

\$42.00 per \$1,000.00 of Erie County Real Estate Tax Values (\$227,310.)	9,547.02
\$19.20 per \$1,000.00 of Erie County Real Estate Tax Values (\$227,310)	4,363.26
Anticipated cost of water supply @ \$15.00 x35 Summer residents & @ \$60.00 x 9 Winter residents	<u>1,065.50</u>
TOTAL COLLECTION	14,975.28

Memo: 1968-69 Season Assessments	13,339.74
Increase from Previous Year	1,635.54
<i>Add cost for tax consultant to date</i>	<u>400.00</u>
<i>Added 400.00 for cost of tax consultant to date RDS</i>	2,035.54

TAX COMMITTEE

*Ray D. Schuman, Treasurer*

HEIDELBERG BEACH ASSOCIATION  
ANNUAL REPORT  
JUNE 30, 1969

STATEMENT OF CONDITION

<u>ASSETS</u>	<u>BEFORE CLOSE</u>	<u>AFTER CLOSE</u>
Cash on Hand		
General Account	\$1,147.48	\$1,147.48
Reserve Fund	827.73	827.73
Recreational Fund	105.94	105.94
Petty Cash	50.00	50.00
Religious	<u>115.35</u>	<u>115.35</u>
Total Cash on Hand	<u>\$2,246.50</u>	<u>\$2,246.50</u>
FIXED ASSETS		
Tree Replacement	566.89	566.89
Depreciation	<u>30.00</u>	<u>45.92</u>
	536.51	520.97
Sunset Benches	246.05	246.05
Depreciation	<u>67.65</u>	<u>92.25</u>
	<u>178.40</u>	153.80
Entrance Lights	293.76	293.76
Depreciation	<u>53.84</u>	<u>73.42</u>
	239.92	220.34
Pier Improvement	8,208.24	8,208.24
Depreciation	<u>957.60</u>	<u>1,285.92</u>
	7,250.64	6,922.32
Pavilion	974.00	974.00
Depreciation	<u>189.38</u>	<u>254.31</u>
	784.62	719.69
Sewer Improvement	900.00	900.00
Depreciation	<u>66.00</u>	<u>120.00</u>
	<u>834.00</u>	<u>798.00</u>
Fixed Assets Total (Net)	9,824.09	9,335.12
Land Valuation	29,368.00	29,386.00
INVESTMENTS		
General Account	2,780.06	2,780.06
Religious Account	<u>1,420.10</u>	<u>1,420.10</u>
Total Investments	4,200.16	4,200.16
Accounts Receivable	7,249.32	7,249.32
Expenses	<u>16,046.54</u>	<u>-0-</u>
TOTAL ASSETS	<u>\$68,934.61</u>	<u>\$52,399.10</u>
<u>LIABILITIES</u>		
Advances 1969-70 Season	4,954.51	4,954.51
Income	17,682.86	-0-
Contributions to Capital	50,039.68	50,039.68
Retained Earnings	<u>(3,742.44)</u>	<u>(2,595.09)</u>
TOTAL LIABILITIES AND CAPITAL	<u>\$68,934.61</u>	<u>\$52,399.10</u>

HEIDELBERG BEACH ASSOCIATION  
ANNUAL REPORT  
June 30, 1969  
STATEMENT OF EARNINGS

RECEIPTS	<u>TOTALS</u>	<u>General Account</u>	<u>Reserve Account</u>	<u>Recreational Account</u>	<u>Religious Account</u>
Taxes Collected 6-1-68	20.80	20.80			
Delinquent Tax Fee	2.08	2.08			
Taxes Collected 12-1-68	6,287.42	6,287.42			
Taxes Collected 6-1-69	8,136.47	8,136.47			
Church Collections	543.93				543.93
Anniversary Donations	224.25				224.25
Interest on Investments	173.10	107.94			65.16
Taxes Due Not Collected	<u>2,294.81</u>	<u>2,294.81</u>			
 TOTAL RECEIPTS	 \$17,682.86	 \$16,849.52	 \$-0-	 -0-	 \$833.34
 EXPENSES					
Electricity	65.02	47.02			18.00
Lawn Care	1,425.00	1,425.00			
Grounds Clean-up	34.40	34.40			
Water Supply	921.59	921.59			
Refuse Collection	618.05	618.05			
Stationery, Supply and Postage	90.17	70.17			20.00
Erie County Taxes	10,031.28	10,031.28			
Liability Insurance	124.00	124.00			
Bookkeeping Fee	225.00	225.00			
Income Tax Counsel	412.83	412.83			
Sunset Bench Repair	173.00			173.00	
Pastoral Fees	355.00				355.00
Church World Service	800.00				800.00
United Church Homes	740.00				740.00
Depreciation	488.97	488.97			
Miscellaneous	31.20	31.20			
TOTAL EXPENSES	<u>\$16,535.51</u>	<u>\$14,429.51</u>	-0-	\$173.00	\$1,099.00
 NET EARNINGS	 1,147.35	 2,420.01	 -0-	 (173.00)	 (1,099.66)

HEIDELBERG BEACH ASSOCIATION  
 ANNUAL REPORT  
 JUNE 30, 1969  
BUDGET ANALYSIS 1968-69 SEASON

<u>EXPENSE ACCOUNT</u>	<u>Budget</u>	<u>Actual Cost</u>	<u>Over Budget</u>	<u>Under Budget</u>
Grounds	\$1,000.79	\$1,537.62	\$536.83	
Tree Care	200.00	149.96		50.04
Water Supply	1,065.00	921.59		143.41
Sewer Improvement and Repair	700.00	- 0-		700.00
Refuse Collection	500.00	618.05	118.05	
Road Maintenance	300.00	-0-		300.00
Stationery, Supply and Postage	250.00	70.17		179.83
Bookkeeping Expense	225.00	225.00	-0-	-0-
Erie County Taxes (1967)	9,004.28	9,004.28	-0-	-0-
Liability Insurance	94.67	124.00	29.33	
Sub-Totals	\$13,339.74	\$12,650.67		\$689.07
Non Budget Expense				
Income Tax Consultant		412.83	412.83	
	\$13,339.74	\$13,063.50		\$276.24

Ray D. Schuman  
 Treasurer



HEIDLEBERG BEACH ASSOCIATION  
ANNUAL REPORT  
JUNE 30, 1969  
RELIGIOUS ACCOUNT STATISTICAL DATA

<u>Service Dates</u>	<u>Attendance</u>	<u>Collections</u>
6-30-68	98	54.50
7-7-68	103	66.65
7-14-68	113	56.59
7-21-68	120	78.73
7-29-68	107	67.75
8-4-68	94	214.25*
8-11-68	79	42.85
8-18-68	60	48.44
8-25-68	94	56.77
9-1-68	<u>113</u>	<u>71.65</u>
Totals	981	758.18
Additional Donation for United Church Homes		<u>10.00*</u>
Total Receipts		768.18

\*Reconciliation of Donation to United Church Homes, Upper Sandusky, Ohio

Cash and Checks payable to Heidelberg Beach Received 8-4-68	224.25*
Checks received payable to United Church Homes	260.00
Additional Funds Contributed from operating Fund	<u>515.75</u>
Total approved contribution	1,000.00
Our check payable to United Church Homes	740.00
Contributors checks payable to United Church Homes	<u>260.00</u>
Total approved contribution	1,000.00

Ray D. Schuman      Treasurer

HEIDELBERG BEACH ASSOCIATION  
 ANNUAL REPORT  
 JUNE 30, 1969  
APPROVED BUDGET 1969-70 SEASON

<u>EXPENSE ACCOUNT</u>	<u>AMOUNT</u>
Grounds	\$1,610.51
Tree Care	200.00
Water Supply	1,065.00
Sewer Improvement and Repair	700.00
Refuse Collection	550.00
Road Maintenance	400.00
Stationery, Supply and Postage	50.00
Bookkeeping Expense	250.00
Tax Consultant	400.00
Liability Insurance	129.00
Erie County Taxes (1966)	<u>10,031.28</u>
	\$ 15,385.79

COLLECTION OF ASSESSMENTS

42.00 per \$1,000.00 of Erie County Real Estate Tax Value (\$227,310.)	9,547.02
21.00 per \$1,000.00 of Erie County Real Estate Tax Values (\$227,310.)	4,773.77
Anticipated cost of water supply @ \$15.00 x35 Summer residents & @ \$60.00 x 9 Winter residents	<u>1,065.50</u>
<b>TOTAL COLLECTION</b>	<b>15,385.79</b>
Memo: 1968-69 Season Assessments	<u>13,339.74</u>
Increase from Previous Year	2,046.05
	<b>TAX COMMITTEE</b>

MINUTES OF TRUSTEES MEETING, July 22, 1969

The meeting was called to order immediately following the annual meeting by Howard Pretzer, temporary chairman, Present were Mrs. Dorothea Pretzer, the Messrs. Paul Clevenger, Art Kessler, Ray Schuman, Howard Pretzer, Charles Foote, Lou Manthey , Rev E. K. Chidester, Les Reutener and Jack Siebenhar. Absent were Louis Seibenhar and Jim Kramer.

Rev, Chidester gave the invocation.

Jack Siebenhar moved and Les Reutener seconded a motion to re-elect all present officers. Motion carried unanimously.

Howard Pretzer and Jack Siebenhar were appointed to the finance committee to assist Ray Schuman.

The grounds committee will be chaired by Charles Foote, aided by Les Reutener and Howard Pretzer.

The president will send a list of all committee members to each stockholder of the association.

The entranceway signs gibing the speed limit should be reinstalled as soon as possible.

Ray Schuman moved, seconded by Jack Siebenhar, that the meeting be adjourned. Motion carried. Meeting adjourned.

Respectfully submitted,  
Jack N. Siebenhar, Sec'y.