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COLUMBIA GAS
of Ohio

February 20, 1986

Gordon Belmont
62 Kentucky Rd.
Heidelberg Beach
Vermilion, Ohio 44089

RE: GAS PIPELINE EASEMENT AS COMMITTED BY SIGNING OF CONSENT TO ENTER JULY 20~ 1985

Dear Mr. Belmont:

Enclosed is one (1) original and one (1) copy of a gas pipeline easement as committed by Robert E. Reimsnyder (President at the time of signing), and as stated within the attached form.

If this easement meets with all those concerned, please have the original fully executed and return it to me in the enclosed stamped, addressed envelope, retaining the copy for your records.

Also, if the Association has filed with the County Recorders, a document declaring of said Association, please provide me with such a copy, including the recording information.

Your cooperation in this matter will be greatly appreciated. If you have any question concerning this matter, please feel free to contact me at (216)-926-2795.

Very truly yours,
Ronald A. Haywood, Sr.
Ronald A. Haywood, Sr.
Land Agent
Columbia Gas of Ohio, Inc.
Grafton, Ohio 44044

HEIDELBERG BEACH TRUSTEE'S MEETING APRIL 27, 1986

Members present Reid, Reimsnyder, Foote, Ossman, Kreke, Kramer, Longworth & Dunkle
On March 7, 1986 our Liability Insurance with Etna Insurance company terminated. Best new rate we could find is for \$500,000.00 with 250 Deductible for \$2,298 from E. J. Packard. Wayne Reid is to see if we can get a better rate with a higher deductible.

Motion by Wayne Reid, seconded by Ruth Longworth to pay for insurance by per lot basis passed.

Motion by Bob Reimsnyder second by Jim Kramer to keep the directors and officers insurance with Tuter Insurance of New Jersey for \$850.00 passed.

Jim Kramer is to Check on Linwood Park's security gate to see if we could use something like it.

Next meeting and work day May 3, 1986

Motion by Ruth Longworth Second by Harvey Foote to adjourn. Passed

Carol Dunkle, Secretary

HEIDELBERG BEACH TRUSTEE'S MEETING M:AY 26, 1986

Members present Wayne Reid, Will Ossman, Jim Kramer, Char Schuman, Bob Relmsnyder, Harry Bratton and Carol Dunkle

Meeting opened with a prayer by Bob Relmsnyder

Treasure's report 42 dollars in account

Motion by Jim Kramer second by Char Schuman to eliminate Church fund so we won't have to pay the. 12 dollars a month service charge for low balance. (The fund will be kept separate in the main account.) Passed.

Motion by Jim Kramer second by Char Schuman that renters can not reserve the pavilion, only Heidelberg beach members have the privilege to reserve the pavilion. Passed

Mrs. Pretzers helper can not use the pavilion for her wedding as she is not a member.

June 7 and 14 at 9:30 will be work days for the pavilion to put it back together and to fix tables and benches.

Jim Kramer fixed the entrance lights.

Harry Bratton has church cleaning schedule

Motion by Char Schuman second by Carol that Ed. and Jackie Massey would go on summer rate this summer and stay on that rate until house is sold. Passed. Letter sent by Wayne Reid.

The tree at Belmont's house should be replanted in line with the rest of the line trees.

The Utility committee is to fix the hole in the road by Schneiders House.

Safety" Parents must supervise play" Motion by Harry Bratton second by Carol Dunkle to put up safety signs at play ground. Passed

Motion by Wayne Reid second by Harry Bratton that Jim Kramer can purchase some treated wood to make a new private at the entrance.

Next meeting the 4th of July

Carol Dunkle, Secretary

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HEIDELBERG BEACH TRUSTEE MEETING JUNE 7, 1986

Special meeting concerning trustee liability insurance.

Motion by Harry Bratton, second by Char Schuman that we get some professional help for a reasonable fee to advise us on our options are as to what we can do about the liability insurance
Passed

Next meeting Saturday at 4:00 June 14th.

Secretary Carol Dunkle

HEIDELBERG BEACH TRUSTEE MEETING JUNE 14, 1986

Members present Harry Bratton, Carol Dunkle, Wayne Reid, Bob Reimsnyder. Ken Stone, Dale Kreke, & Will Ossman

Motion by Harry Bratton, second by Dale Kreke that we purchase the liability Insurance for\$5,017.00 for the trustee's and then cancel or keep it as to the result of a vote at the annual meeting
Passed~

(If we didn't purchase this policy now We wouldn't be able to get another one to go into effect until after the summer season.)

Annual Meeting July 19th at 2:00 P.M.
Trustee's Meeting to follow

Carol Dunkle, Secretary

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TRUSTEE MEETING HEIDELBERG BEACH, JULY 7, 1986

MEMBERS PRESENT Carol Dunke, Robert Reimsnyder, Char Schuman,
Ken Stone, Bob Schaeffer, LATE Ruth Longworth, Harvey Foote

Unofficial meeting

Discussed what should be brought up at the annual meeting.
Liability Insurance

Decided to make a new sign for the path Beach Closed during
church service from 10:00 to 11:00.

Meeting adjourned

Carol Dunkle, Secretary

HEIDELBERG BEACH ASSOCIATION ANNUAL MEETING JULY 19, 1956

The annual meeting of the Heidelberg Beach association was opened with a prayer given by President Robert Reimsnyder.

Carol Dunkle, Secretary assisted by Robert Reimsnyder called the roll to determine if a majority of lot owners were represented at the meeting. Eighty ,and one half lots were represented.

Carol Dunkle read the minutes of the last annual meeting and gave a summery of the Trustee's meetings for the past year. Minutes were approved as read.

Treasurer's Report.

a copy of the complete report will be found in the minutes of the annual meeting.. The Treasurer's report was approved as read.

Motion by Harry Bratton , second by Wayne Reid to hold a spectnl meeting: to review the governing. in light of Liability for the trustee's Passed.

Motion by Wayne Reid, seconded by Char Schuman to add indemnification into the bylaws so in the case of a law suite All of the Trustee's of Heidelberg Beach would be indemnified by the Association against reasonable costs and expenses incurred by him in connection with. any action, suit or proceeding, or threatened action, suit or proceeding, or threatened action, suit or proceeding to which he may be made a party. . Passed

A completed version of the indemnification is attached to the by-laws.

Safety

Motion by Clark Martin, second by Gordon Spirakus to put a sign on the pier "Slippery pier use at your own risk," Passed.

Members of the boathouse should put up chicken wire or something to keep the children from entering until it is repaired.

Loretta Bratton made a motion second by Jim Reutener to remove the swings and teeter-totter do to a safety problem. was defeated,

Members running for reelection and election were Bob Reimsnyder & Charlene Schuman, Paul Clevenger, Jim Schneider, & Rev. Paul Rohrbaugh.

The Tellers were Harvey Foote and Robert Koester

Elected for trustee's were Bob Reimsnyder, Charlene Schuman and Jim Schneider.

Real Estate

A copy of the report is in the minutes of the annual meeting.

Utilities

The contractor who made the holes in the road is to repair them with cement patch.

Pavilion

Still needs more work. A work day will be schedule for August

Peace, Unity, Tranquility

We should remind our guests to obey the rules of Heidelberg Beach

The rest of the committees had no report

Motion by Carol Dunkle second by Wayne Reid to Adjourn Passed

*Used as example of
text Heidelberg Beach
could use for Trustee
Indemnification*

SIXTH: *Each Member of the Board of Trustees*

of the Heidelberg Beach Association (and his heirs, executors and administrators)

shall be indemnified by the *members of the Association* against against reasonable costs and expenses incurred, by him in connection with any action, suit or proceeding, or threatened action, suit. or. Proceeding to which he may be made a party by reason of his being or having. been a director or officer of the corporation, except in relation to any action, suits or proceedings.: in. which he has been adjudged liable because of negligence or misconduct,, which shall be deemed to include willful misfeasance, bad faith, gross negligence or reckless disregard of the duties involved in the conduct of his office. In the absence of an adjudication which expressly absolved the director or officer of liability to the corporation or its stockholders for negligence and misconduct, within the meaning thereof as used herein, or in the event of a settlement, each director and officer {and his heirs, executors and administrators) shall be indemnified by the *Association* (Corporation) against payments made, including reasonable costs and expenses, provided that such indemnity shall be conditioned upon the prior determination by a resolution of two-thirds of those members of the *Board of Trustees of the Association* who are not involved in the action suit or proceeding that the director or officer has no liability by reason of negligence or misconduct, within the meaning thereof as used herein, and

provided further that if a majority of the members of the Board of Directors of the corporation are involved in the action, suit or proceeding, such determination shall have been made by a written opinion of independent counsel. Amounts paid in settlement shall not exceed costs, fees and expenses which would have been reasonably incurred if the action, suit or proceeding had been litigated to a conclusion. Such a determination by the Board of Directors or by independent counsel, and the payments of amounts by the corporation on the basis thereof shall not prevent a stockholder from challenging such indemnification by appropriate legal proceedings on the grounds that the person indemnified was liable to the corporation or 'its security holders by reason of negligence or misconduct, within the meaning thereof as Used herein The foregoing rights and' indemnification shall not be exclusive of any other risks to which the. officers and directors may be entitled according to law. .

SEVENTH: No holder of shares of the corporation of any class shall be entitled as such, as a matter of right, to subscribe for or purchase shares of any class, now or hereafter authorized, or to purchase or subscribe for, securities convertible into. or exchangeable for shares of the corporation or to Which shall be attached or appertain any warrants or rights titling the holder thereof to subscribe for or purchase shares, except rights or subscription or purchase, if any, at such price or prices and upon such terms and conditions as the Board of Directors in its discretion from time to time may determine.

Heidelberg Beach Association Annual Meeting - July 19, 1986

Report of Assessment Review Committee - Robert Schaefer

This Committee was created almost one year ago and was asked by the Board of Trustees to become knowledgeable about the appraised values of all Heidelberg properties. We asked to be ready to discuss these two points.

1) Are there any inequities in existence in today's appraised values ?

2) Can we recommend any corrective measures ?

Before continuing let me make a very important point. Our committee, composed of Ken Stone, Jim Schneider, and myself are not professionally trained Appraisers. For this reason we could not make absolute judgments on the correctness of a particular dollar figure. But we did feel comfortable making comparison - for example_ is this particular lot more valuable than another lot, etc.

Our first effort was to review the appraised value of land and that is subject of this report.

We find these statements to be true:

1. There is no method or pattern evident in land appraisals.

2. There are eight examples of two identical building sites with common boundaries being valued at substantially different levels.

3. - Five of the six highest valued building sites at Heidelberg are at the south end of our property - far from the lake.

4 - Unimproved land did not appreciate in value to the same degree as improved land

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We believe that land values should be influenced by only two factors:

1) All other factors being equal, land closer to Lake Erie should be valued higher

2) All other factors being equal, larger plots of land should be valued higher than smaller plots of land.

Therefore, we propose a formula for determining land value as follows:

1) The Association be divided into 5 tiers of value- each parallel to the lake

2) Every lot within each tier should be valued at the same amount of money per each front foot.

3) Each tier of value should have a lower front foot multiplier the further that tier is from the lake.

This concludes the Assessment Committee's report.

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Plan of showing 5 tiers of valuation for Heidelberg Beach
(the following in lower right corner

LOT ARRANGEMENT AT HEIDELBERG BEACH
VERMILION, OHIO NOT TO SCALE 6 - 6 - 86 R.J.S).

A, 1st tier is the lake front property's

B, 2nd tier includes lots 1, 2, 3, 29, 30, 31, 32, 33, 34,
57, 58, 59, 60, 61, 62, 76, 77, 78, 79, 80, 81, 88, 89, & 90

C. 3rd. tier includes 4, 5, 6, 26, 27, 28, 35, 36, 37, 54,
55, 56, 63, 64, 65, 73, 74, 75, 82, 83, 84, 85, 86, & 87

D. 4th tier includes 7, 8, 9, 10, 22, 23, 24, 25, 38, 39,
40, 41, 50, 51, 52, 53, 66, 67, 68, 69, 70, 71 & 72

E, 5th tier includes 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,
21, 42, 43, 44, 45, 46, 47, 48 & 49

HEIDELBERG BEACH ASSOCIATION

Statement of Earnings
Fiscal Year July 1, 1985 - June 30, 1986

<u>RECEIPTS</u>	<u>General Account</u>
Taxes & Assessments	\$41,758.48
Interest Earned	44.22
Church Reimb. (Pavilion Floor)	<u>3,235.00</u>
Total Receipts	\$45,037.70
 <u>EXPENSES</u>	
Mowing	\$ 3,950.00
Grounds & Cleanup	281.11
Street Lights	260.34
Water Supply	2,898.75
Road Repair	-0-
Tree Service	2,275.00
Refuse Collection	1,512.40
Stationery, Supplies & Postage	51.45
Insurance	2,430.00
Accounting Services	390.00
Other Services	21.00
Real Estate Taxes	<u>19,884.06</u>
Total Expenses	\$33,954.11
 Net gain before depreciation	 11,083.59
 Depreciation	 934.90
 Land Profit	 -0-
Net gain after depreciation	\$10,148.69

Wayne D. Reid
Treasurer

HEIDELBERG BEACH ASSOCIATION

Statement of Condition
End of Fiscal Year June 30, 1986

<u>ASSETS</u>	Before Close <u>6-30-86</u>	After Close <u>6-30-86</u>	After Close <u>6-50 85</u>	After Close <u>6-30-84</u>
Cash in Bank				
General Account	\$ 18,776.28	\$18,776.28	\$11,788.24	\$ 8,957.49
Reserve Fund	2,327.73	2,327.73	2,327.73	2,327.73
Recreation Fund	(5.80)	(5.80)	(5.80)	(5.80)
Total Cash in Bank	\$ 21,098.21	\$21,089.21	\$14,110.17	\$11,279.42
Fixed Assets	23,891.17	23,891.17	19,211.18	17,272.91
Less Depreciation	(14,962.38)	(15,897.28)	(14,962.38)	(13,962.73)
Net	\$ 8,928.79	\$ 7,993.89	\$ 4,248.80	\$ 3,310.18
Land Valuation	46,068.00	46,068.00	46,068.00	46,068.00
Invested Cash	386.34	386.34	367.65	349.87
Accounts Receivable	852.79	852.79	1,430.88	2,832.86
Notes Receivable	275.32	275.32	300.36	325.40
Expenses	<u>33,954.11</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Total Assets	\$111,563.56	\$76,674.55	\$66,525.86	\$64,165.73
 <u>LIABILITIES</u>				
Income	\$ 45,037.70	\$ -0-	\$ -0-	\$ -0-
Capital	68,159.02	68,159.02	68,159.02	68,159.02
Retained Earnings	<u>(1,633.16)</u>	<u>8,515.53</u>	<u>(1,633.16))</u>	<u>(3,993.29)</u>
Total Liabilities	\$ 111,563.56	\$ 76.674.55	\$66,525.86	\$64,165.73

Wayne D. Reid
Treasurer

HEIDELBERG BEACH ASSN.
 FUNDING ANALYSIS
 YEAR 7-1-85 THRU 6-30-86

	VARIANCE THRU <u>6-30-85</u>	FUNDING THRU <u>6-30-86</u>	ACTUAL THRU <u>6-30-86</u>	VARIANCE THRU <u>6-30-86</u>
GROUNDS	-2,441.57	5,125.00	4,491.45	-1,808.02
TREES	389.17	3,000.00	2,275.00	1,114.17
WATER	-3,542.47	4,400.00	2,898.75	-2,041.22
SEWER	1,351.19	0.00	0.00	1,351.19
ORoads	860.14	2,000.00	0.00	1,139.86
REFUSE COLLECTION	-562.51	1,000.00	1,512.40	-274.91
STA, SUP, & POST	76.42	100.00	51.45	124.97
INSURANCE	-504.00	1,900.00	2,430.00	-1,034.00
SERVICES	203.34	450.00	411.00	242.34
PROP, TAX DEFICIT	-386.16	1,300.00	1,092.22	168.38
FIXED ASSET DEPR	<u>291.62</u>	<u>1,000.00</u>	<u>934.90</u>	<u>356.72</u>
TOTALS	-5,985.11	21,075.00	16,097.17	1,007.28

NOTES;

1. Water funding based on winter/summer households.
2. Insurance funding based on 98 lots.
3. All other funding based on property valuation

HEIDELBERG BEACH ASSOCIATION

Treasurer's Comparison of Expenses
Fiscal Year July 1, 1985 - June 30, 1986

<u>ACCOUNTS</u>	1984 <u>Budget</u>	1984 <u>Actual</u>	1983 <u>Actual</u>	1982 <u>Actual</u>
Mowing	\$ 4,200.00	\$3,950.00	\$ 4,290.00	\$ 3,975.00
Grounds & Cleanup	650.00	281.11	687.66	547.87
Street Lights	275.00	260.34	260.09	257.00
Tree Care	3,000.00	2,275.00	345.00	900.00
Water Supply	4,400.00	2,898.75	3,916.70	2, 847.85
Sewer Maintenance	0.00	-0-	2,070.00	-0-
Road Repair	2,000.00	-0-	-0-	7,580.00
Refuse Collection	1,800.00	1,512.40	1,927.73	1,856.40
Stationery, Supplies & Postage	100.00	51.45	66.87	54.97
Insurance	1,900.00	2,430.00	1,473.00	1,058.00
Accounting Services	400.00	390.00	390.00	390.00
Other Services	50.00	21.00	21.00	116.28
Fixed Assets Depreciation	1,000.00	934.90	999.65	917.79
Comm. Property Tax	<u>1,300.00</u>	<u>1,092.22</u>	<u>1,102.58</u>	<u>1,089.64</u>
Total	\$21,075.00	\$16,097.17	\$17,550.28	\$21,590.80
Less water, sewer and insurance	<u>5,350.00</u>			
Net total	\$15,725.00			

Wayne D. Reid
Treasurer

HEIDELBERG BEACH ASSOCIATION
 Summer Church Services
 June 30, 1985

Balance as of June 30, 1985 \$116.92

RECEIPTS AND STATISTICS

Date 1985	Minister	Organist	Attendance	Gifts
June 30	L. Mathews	B. Petersen	73	\$ 90.47
July 7	P. Deppen	D. Mayer	94	115.30
July 14	J. Walker	R. Schneider	70	70.45
July 21	P. Rohrbaugh	M. Rohrbaugh	85	151.60
July 28	D. Dunke	M. Clevenger	75	53.76
Aug. 4	J. Springer	C. Springer	85	129.10
Aug. 11	W. Chidester	J. Arnold	95	102.76
Aug. 18	C. Laucks	J. Arnold	65	93.54
Aug. 25	R. Grunau	J. Arnold	40	41.25
Sept. 1	E. Smercina	D. Mayer	820	228.25
	Totals		820	\$1,076.48
	Misc. gifts			35.00
	Tran. from savings			275.00
	TOTAL RECEIPTS			\$1,503.40

-EXPENSES

Ten pastoral fees	\$500.00	
Electricity	164.88	
Church schedule	74.63	
Refreshments	107.15	
Pavilion Repair	633.21	
Total		<u>\$1,479.87</u>

Summer church services account to date \$ 23.53

Savings Accost 39.54

TOTAL \$ 63.07

Wayne D. Reid
 Treasurer

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Heidelberg Beach Trustee's Meeting July 19, 1986

All members present except Ruth Longworth & Jim Kramer

*The purpose of this meeting is to elect new officers
and the committee members and chairpersons
for the 1986-1987 season . A copy of the changes
is included with the minutes*

Meeting was adjourned

Carol Dunkle Secretary

HEIDELBERG BEACH ASSOCIATION

1986-87 Officers and Committee Members

Board of Trustee

Carol Dunkle	Harvey Foote	Jim Kramer	Ruth Longworth
Dale Kreke	Will Ossman	Wayne Reid	Robert Reimsnyder
Robert Schaefer	James Schneider	Char Schuman	Ken Stone

Officers -1985-86

President -Robert Reimsnyder	Secretary - Carol Dunkle
Vice President - Char Schuman	Treasurer- Wayne Reid

Standing Committee Chairman and Members

<u>Real Estate Trustee</u> Robert Schaefer	<u>Membership Orientation</u> Chm Adele Kleinecke Paul Clevenger Robert Reimsnyder	<u>Publicity - Sandscribers</u> Chm. Mary Schaefer Corinne Schuman
<u>Zoning & Buildings</u> Chm -. Paul Clevenger Robert Schaefer Shirley Lerch Neil Richardson	<u>Finance & Budget</u> Chm. Ken Stone Wayne Reid Clark Martin Dan Warder	<u>Pavilion Committee</u> Chm -Carol Dunkle Arnold Wilms Harvey Pagel Donald Vondriska

<u>Ecological Control</u> Chm. Jim Kramer Richard Beck Robert Koester Gordon Belmont Harry Bratton Al Lerch	<u>Special Events</u> Chm. Char Schuman Shirley Lerch Margaret Clevenger Ruth Schneider Marianna Von Driska	<u>Religious Director</u> Chm. Jim Reutener Robert Reimsnyder Robert Schaefer
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Peace, Unity & Tranquility Chm. Will Ossman Jim Reutener Harvey Pagel Helen Sanders Margaret Clevenger	Capital Improvements Chm. Robert Schaefer Jim Kramer Jane Arnold Will Pretzer Robert Reimsnyder	Safety Committee Chm. Gordon Spirakus Harvey Foote Tom Dunkle Nanetta Kohlmyer Ken Stone
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<u>Utilities</u> Chm. Dale Kreke Jim Kramer Arnold Wilms Jim Reutener	<u>Religious Services</u> Chm. Agnes Rohrbaugh Evelyn Kramer Virginia Martin Rev. Deppen	<u>Property Evaluation & Fair Tax</u> Chm. Robert Schaefer Ken Stone James Snyder Louise Reid
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Form AGS, August 1983
Prescribed by Sherrod Brown
Secretary of State

Charter# 342343
By _____
Date _____
Fee \$3.00

Subsequent Appointment of Agent

Heidelberg Beach Association hereby appoints Wayne D. Reid of _____
(Name of Corporation) (Name of New Agent)

95 Ohio Road Vermilion Erie County
(Street) (City, Village or Township)

Ohio, 44089 to succeed Willard C. Pretzer as agent upon whom
(Zip Code) (Name of Former Agent)

any process, notice or demand required or permitted by statute to be served upon the corp. may be served

Date July 29, 1986

By Carol J Dunkle

Name and Title of Person Signing Secretary
//////////,President
//////////Secretary
(Struck out inapplicable. title)

Instructions

- 1) The statutory agent for a corporation may be (a) a natural person who is a resident of Ohio, or (b) an Ohio corporation or a foreign profit corporation licensed in Ohio which has a business address in this state and is explicitly authorized by its articles of incorporation to act as a statutory agent, R.C. 1701.07(A),1702.06(A).
- 2) A subsequent appointment of agent must be signed by the chairman of the board, the president, a vice-president, the secretary or an assistant secretary, R.C. 1701.07(L)
- 3) The agent's complete street address must be given, a post office box is not acceptable, R.C. 1701.07(C). 1702.06(C).
- 4) The filing fee for a subsequent appointment of agent is \$3.00 R.C. 1701.07(M),1702.06(I).

Prescribed by: Sherrod Brown
Secretary of State of Ohio

Approved: _____
Date: _____
Fee: ___\$10.00_____

APPLICATION FOR REINSTATEMENT

The undersigned corporation, organized not for profit under the laws of Ohio, and whose Articles of Incorporation were cancelled on the _____ day of July, 19 82, hereby makes application for reinstatement under the provisions of Section 1702.59, Revised Code of Ohio.

Dated this 29th day of July, 19 86.

Heidelberg beach Association 342343
(Corporate Title)

By: Carol J. Dunkle
(Secretary)

SandscribeS

HEIDELBERG BEACH

VERMILION, OHIO

AUGUST 1986

JULY 19 ANNUAL MEETING

The meeting was called to order by President Robert Reimsnyder, who then led the group in prayer. Carol Dunkle called the roll of association members - present or represented by proxies. She then read the minutes of the 1985 Annual Meeting and a summary of the Trustee Meetings in 1985-6.

Wayne Reid presented the Treasurer's

Report and answered questions from the group.* A long discussion followed the introduction of the topic - LIABILITY INSURANCE. It was agreed that the board must pay the huge premium but will continue to seek ways to reduce that cost. SAFETY PROBLEMS -

sketch of beach umbrella and ball
inner tube, shovel and pail by
M. T. S.

Paul and Margaret wish to thank swimming , boating markers, pier safety and entrance all of our dear friends of Heidelberg Beach for their Kindness and many expressions of concern while I have been "homebound" this summer. Paul has enjoyed talking with you, your cards have been beautiful and your goodies have made mealtime a real pleasure. Thank you so very much for making a "Wasted" Summer not too bad. I really miss visiting with you and I do hope to be out very soon We love you all and may God bless you.

Paul and Margaret Clevenger

Control concerns were made concerning the observance of a "Quiet Hour" during Sunday Services. An election was held and the following won board seats: Bob Reimsnyder, Charlene Schuman and Jim Snider. Committee reports included a report on land values presented by Bob Schaefer and his committee - Ken Stone and Jim Schneider - which revealed gross inequities in county appraisals over the years. The Trustees will be studying this report and attempting to correct the problems before the next county appraisals in 1988.

* Copy of Wayne's report follows----->

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 HEIDELBERG BEACH ASSOCIATION
 STATEMENT OF EARNINGS
 FISCAL YEAR JULY 1, 1985- JUNE 30, ' 86

	GENERAL ACCOUNT
Taxes & Assessments	\$41,758.48
Interest Earned	44.22
Church Reimb. (Pav. Floor)	<u>3,235.00</u>
TOTAL RECEIPTS	\$ 45,037.70

EXPENCES

MOWING	\$ 3,950.00
Grounds & Cleanup	281.11
Street Lights	260.34
Water Supply	2,898.75
Road Repair	-0-
Tree Service	2,275.00
Refuse Collection	1,512.40
Stationery, Supp & Post.	51.45
Insurance	, 430.00
Accounting Services	390.00
Real Estate Taxes	<u>19,884.06</u>
TOTAL EXPENCES	\$33,954.11
Net gain before depreciation	11,083.59
Depreciation	934.90
Land Profit	
Net Gain After Depreciation	

Wayne D. Reid
 Treasurer

Reported July 19, 1986
 Annual Meeting

SUMMER 1986
AT HEIDELBERG BEACH

SUMMER OFFICIALLY BEGAN AT Heidelberg Beach with a beautiful coffee hour following church services on the last Sunday in June__ thanks to Char and committee. In July, the Rohrbaugh family invited us all to share in the celebration of " 60 years of joyous use" of the PIONEER COTTAGE - the first cottage to be built here. It was a Lovely occasion--- beautiful day, and it seemed as if everyone in residence that weekend took the opportunity to chat with the neighbors and peek into the PIONEER to view old snapshots and see for themselves how that wonderful talented family of Marion's and Paul's could fit into that small space. (The cottage is surprisingly roomy !)

2.

Thanks to Char Schuman for editing the Sandscribes this year.

Nature Note: Have you heard the family of SCREECH OWL S which serenade the beach each night ?

MORE HAPPENINGS
SUMMER 1986

HEIDELBERG BEACH
VERMILION, OHIO

Margaret Clevenger has submitted the following news items concerning Heidelberg Beach families :
John Reutener graduated from Vermilion High School- with honors this June and plans to attend Ashland College in the Fall. (Older brother Jim is in engineering School at Ohio State)

Jane Arnold is recovering nicely from her "cracked" bones and is able to spend more time at her cottage. Louise Reid traveled in Europe this summer.

We also are happy to report sister and all her family were able to check in with her as she recovered.

Note: if you have news items to share__leave them at 82 Indiana Drive for next Sandscribes.

The beach has been busier than ever in June and July____ all the cottages seemed to be filled with small grand children-- who spent hours in the sand and water. Its so nice to watch the same young families return each year and observe the ties being formed between members of the next generation__ We have all been missing Winnie Wagner this summer, though it is so good to see her daughter Doris and family opening the house at Michigan & Ohio__ and continuing the Wagner family reunion.

Minutes - Sept. 1st, 1986

*Minutes read and approved from Annual meeting and
organizational meeting*

Zoning - reported Bill Chidester's septic tank problem

Ecological - banks being trimmed

Tranquility - thanked Char for "Private" signs - They're
working

Utilities - roads beginning to show wear - money
being set aside for next year's activity

Membership - discussion of Rental Agreements - Schaefer
to bring sample to next meeting

Finance - Stone reported current balance in Church
and General Accounts

Special Events - thanked Char for Sunday breakfast

Work Day - 10/4 - rain out day 10/11

bring covered dish - send post card
immediately

Leaf Raking Day - 11/22 - rain out day 11/29

Publicity - Sandscribes last week of October . There will
be another later in the year by Char.

Pavilion - continue to build funds to upgrade Pavilion posts - water sealing concrete - etc. Committee should buy sealer and install before storage time.

Assessment & Tax - working

Beach Organization - Schneider passed out copies of current by - laws - Asks trustees to make suggestions for change

General Stuff - Char moved, Stone seconded motion to authorize Reutener to purchase

1) approved design swings for playground.
Motion passed

2) Reid suggested replacing elms with new disease resistant elms.

3) Snow plow sold, gone & departed - what to do this winter ??
Schneider moves Kramer seconds motion to Authorize Char to call someone to plow in case of need.

4) Moved by Schaefer, seconded by H. Foote to cancel trustee liability insurance.
Passed unanimously.

September 1, 1986

This letter is to inform you that as of September 30, 1986, Erie Garden Center will no longer provide lawn mowing services and leaf clean-up.

After September 30th all references pertaining to lawn mowing and leaf clean-up should be made to Sue Thayer (216) 967-6985

As in the past our Landscaping, Fertilization Program and Garden Center/Greenhouse will still be available.

Your business in the past has been greatly appreciated.

Sincerely,

Erie Garden Center
7305 Darrow Rd.
Huron, Ohio 44039

October 7, 1986
2594 Swartz Rd.
Hartville, Ohio 44632

Heidelberg Beach Association
3317 W. Lake Rd.
Vermilion, Ohio 44089
ATTN: W.D. Reid, Treasurer

Enclosed is a check for \$100.00 which is the amount of
the bequest to Heidelberg Beach Association Capital
Improvement Fund in the Will of Winifred M. Wagner.

Sincerely,

Patricia J. Smith, Executrix
Estate of Winifred M. Wagner

Dear Patricia J. Smith Executrix

*Thank you for the \$100.00 for the capitol Improvement
Fund. It was so thoughtful of Winifred to remember
Heidelberg Beach in her will. Your check has been
temporarily deposited in the general fund until a
separate account for the Capitol improvement fund
is established which will be after Robert Schaffer
chairman of the Capitol Improvement fund comes
back from Arizona.*

Sincerely

*Carol J Dunkle Secretary
Heidelberg Beach Association*

pg262 69
Prob. 42 - @

Prepared by: Dean S. Lucal

PROBATE COURT OF ERIE COUNTY, OHIO

ESTATE OF WINIFRED M. WAGNER DECEASED

Case No. 86E-0087 Docket Page

NOTICE OF HEARING ON INVENTORY

Revised Code. Sec. 2115.16

To the following persons:

<u>Gordon Spirakus</u>	<u>8360 Barbara Dr</u>
Name	Address
	<u>Strongsville, Ohio 44136</u>
<u>Heidelberg Beach Association</u>	<u>Vermilion,</u>
	<u>Ohio 44089</u>

The inventory of decedent's assets has been filed in this Court.

The hearing on the inventory will be held September 4, 1986

at 10:00 o'clock A.M. in Court

The Court is located on the second floor of Erie Court House, Columbus Ave.,
Sandusky, Ohio. _____

You may file exceptions to the inventory at any time prior to five days before the date set for the hearing

Helen Frersbilberger?
probate Judge/Clerk

FORM 6.3 - NOTICE OF HEARING ON INVENTORY

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BK 67

OCT 29, '86

HEIDELBERG BEACH

I would like to continue mowing Heidelberg for the Season 1987.

20 Mowings in the mowed mowed the same way, For the same Price of \$200.00 per mow.

Thank you,

Sue Thayer

*Carl Dunkle
2 Pennsylvania Rd.
Heidelberg Beach
967 1989*

*Miss Sue Thayer
144 Calvary Road
Vermilion, Ohio 44089*

Dear Sue

At the November meeting of the Heidelberg Beach Trustees Your bid of 20 mowings for \$20.00 per mowing for the '68 season was approved

You are to expected to do the mowing the same way and as expected to carry your own insurance to cover you and anyone who helping you at Heidelberg Beach Sincerely. Carol Dunkle Sec.

pg264 bk 68

November 8, 1986

Miss Sue Thayer
144 Calvary Road

Dear Sue.

The current budget for lawn maintenance is overextended \$600. Unless you have been Specifically instructed otherwise, do not cut the grass until further notice.

Thank you.

Sincerely,

Louise M. Reid

lr

Heidelberg Beach Trustee Meeting November 22, 1986

*The meeting was called to order by Vice President Char Schuman
Motion by Jim Schneider second by Will Ossman that we have
enough members present for a quorum (we had six members) passed*

*The Budget stayed about the same a copy of the budget
is included in the minutes.*

*A motion by Carol Dunkle , second by Char Schuman
to approve the budget passed*

591.00 Church

10,380.56 General

2,327.73 Reserve

13,293.56 Total Checking

*Motion by Harvey Foote second by Carol Dunkle to put
Church fund in an paying account Approved*

Capitol Improvement Fund

*\$100.00 was donated from the Ann Wagner Estate
Money put in General Fund until an account is
opened for the Capitol Improvement Fund
Secretary to send a thank you note*

*Will Ossman made, Jim Schneider second to have
Sue Thayer do the mowing for the 1987 season
\$200.00 per mow, 20 mowings (Approved)
The insurance is to cover any expenses for
her & her crew of workers.*

*The Schuman's will see what they can do for snow
removal.*

*Harvey Foote made a motion to adjourn
Second by Carol Dunkle (Passed)*

*Carol Dunkle
Secretary*

BUDGET PROPSAL - 1987

<u>ACCOUNTS</u>	1986 <u>Budget</u>	1986 <u>Actual</u>	Proposed <u>Budget</u>
Mowing	\$ 4,200.00	\$3,950.00	\$ 4,200.00
Grounds & Cleanup	650.00	281.11	625.00
Street Lights	275.00	260.34	275.00
Tree Care	3,000.00	2,275.00	1,800.00
Water Supply*	4,400.00	2,898.75	3,500.00
Sewer Maintenance	0.00	-0-	2,000.00
Road Repair	2,000.00	-0-	2,000.00
Refuse Collection	1,800.00	1,512.40	1,000.00
Stationery, Supplies & Postage	100.00	51.45	100.00
Insurance	1,900.00	2,430.00	2,500.00
Accounting Services	400.00	390.00	400.00
Other Services	50.00	21.00	50.00
Fixed Assets Depreciation	1,000.00	934.90	1,000.00
Comm. Property Tax	<u>1,300.00</u>	<u>1,092.22</u>	<u>1,100.00</u>
Total	\$21,075.00	\$16,097.17	\$20,550.00
Less water, sewer and insurance			<u>- 8,000.00</u>
Net total			\$12,550.00

Box 03 30265 2

AUTHORITY OF A CORPORATION, SOCIETY, LODGE, CHURCH OR
SIMILAR ORGANIZATIONS TO SECURE A SAFE DEPOSIT BOX AND
TO DESIGNAT THE PERSONS TO HAVE ACCESS THERETO.

TO; LORAIN NATIONAL BANK

Vermilion Branch Date 9 - 18 - 81
At a regular meeting of Trustees
of Heidelberg Beach Association was
held on the 22 day of November 19 86 at which a quorum of the
governing body was present, a resolution was presented and unanimously
passed, authorizing the proper members, and/or employees, and/or officers
designated below to secure, by rental agreement from the above bank, a
safe deposit box, and for any one of _____ persons designated to have
access thereto;

NAME	TITLE	SPECIMAN SIGNATURE
<u>Robert J. Schaefer</u>	_____	x <u>Robert j.Schaefer</u>
<u>Wayne Reid</u>	_____	x <u>Wayne Reid</u>
<u>Louise M. Reid</u>	<u>ASST. TREASURER</u>	x <u>Louise M.Reid</u>

The authority herein given is to remain so far as the above bank is
concerned until it be notified in writing of the revocation of such
authority and shall in writing acknowledge receipt thereof.

Affix Seal Below

x Carol J Dunkle

*Heidelberg Beach Trustee Meeting May 25, 1987
7 members present, Will Ossman, Jim Snider, Robert Reimsnyder
Jim Kramer, Ken Stone, Char Schuman, & Carol Dunkle*

*Motion by Jim Schneider second by Will Ossman to approve
Me & Mrs. Tereshko as members of Heidelberg Beach
(Passed)
Bob Schaeffer needs to take care of a matter with
Rev. Paul Deppen Lawer.*

*Bill & Sharen Chidester plan to put in a new leach
bed if there is room on the lot they bought from
the Association.*

*Ecological Control
We will have more than 20 mowings this year
and we need to set aside money for trees*

*Garbage contract %150m for 2 containers pick up M. W. F.
April - Sept 1 \$50 for 1 container pick up Sept 1 - April 1
No dump cards any more. and a fee will be
charged by weight for junk & tree trimmings at land fill
Old mattress and furniture go to land fill not dumpster*

*Membership /Orientation
Adelle Kleinecke to get letters for orientation of Tereshko Family.*

*Special Events
Continental Breakfast after 1st service
& Sloppy Joes after work day June 20, 9:00A.M.*

*Work day June 20
Paint Brush shovel, rags
scaper, rake gloves, cans
Pavilion - Carol
General Grounds - Tom & Gordon
Cork - Char
Work day Assignments _ 98Ohio*

Ministers - Contact Jim Kramer need more

*Insurance Motion to have insurance from June to June
instead of April to April to coincide with our meeting
Motion by Jim Schneider second by Char Passed
300,000.00 coverage for 2797,50 up 499.50 from last year
Will Ossman to check with his agent on insurance*

*Installation of lights on tennis court needs
to be discussed with club members before approval.*

*A copy of letter sent to Dick Beck concerning
the boathouse to included in the minutes.*

*Robert Reimsnyder is to write a letter to the Corp
of Engineers concerning Mr. Brown's piers
on the shoreline (sand not out in)*

*Water break at Schaeffer April 28
900.00 bill
The Treasurer will retire this year from being
treasurer
Motion by Will Ossman second by Carol Dunkle
to Adjourn Passed*

Carol Dunkle Secretary

Heidelberg Beach Trustee Meeting July 4, 1987

All Members present except Dale Kreke, Jim Kramer, & Wayne Reid

Motion by Will Ossman seconded by Char Schuman to table approving lights on tennis court until we hear from there meeting. passed

*Keep insurance for the Beach
Ray Schuman can serve as treasurer as long as Charlene gives the reports.
Boat house will be fixed up and painted*

Motion by Bob Schaefer seconded by Ruth Longworth to purchase new, safety approved, chains, hocks & benches for swing set. passed

Annual meting Saturday July 18, at 2:00

Bob Schaefer chairman of nominating committee

Thank you for the good church attendance , & for observing the Rules of Heidelberg Beach

Church Check with Cleaning the Creek

*Ossman's tree OK to remove and replace - Removal cost paid
by Ossman's
Friday July 10 at 1:00 meeting with the Corp. of Engineers*

Friday - July 10th 1987 1:00P.M.

*Guest: James Pabody, Investigator
Monitoring & Enforcement Section
Regulatory Branch
U.S. Army Corps of Eng.
East Ninth Street
Cleveland, Ohio 44114*

Opening remarks - Reimsnyder - Introduced Pabody

- Brown's groins, etc. are capturing littoral drift
creating scouring action to the west - that's us.*
- Typical action is to observe scouring and then get Brown to
sponsor transfer his accumulated sand to our side*
- Temporary cure only --- will revert*
- Permanent solution is to place new groins*
- Get expert advice to achieve above
 - new groins is best to recapture sand**
- Rules of Lake shore activity
 - Any owner has right to developed his shore*
 - if his action robs neighbor of sand causes beginning
of erosion then he must replace the sand*
 - must continue to replace sand ad infinitum*
 - affected owner must correct his own damage at his
own expence**

Heidelberg Beach Association anchor
5317 WEST LAKE ROAD
VERMILION, OHIO 44089

Annual meeting Agenda - July 18, 1987

1. Opening Prayer: Robert Reimsnyder
2. Membership Roll Call: Secretary Carol Dunkle
3. Summary of minutes from 1986 Annual Meeting
4. Trustee's meetings during 1986-87.
5. Treasurer's Report: Wayne Reid
 - A. Statement of Financial Conditions
 - B. Receipts and Disbursements
 - C. Motion to Approve *Adel moved Harry Bratton Sec.*
6. Review Agenda - Suggestions to be added to the agenda
Claudia Springer - Ruth Schneider check into fiscal year budget etc.
7. Liability Insurance Problems
8. Safety Problems -
9. Dog Problems *cleanup*
10. Report of Nominating Committee - Robert Schaefer
Closed Motion Beck, Second Char Schuman
11. Appointment of Tellers for Trustees Election -
Loretta Bratton, Harriet Ossman
12. Election of Trustees *Chidester, Kramer,
Dunkle, Pretzer*
13. Should the Trustees' contact a lake expert to evaluate our pier
structures etc. *monitor beach erosion stakes----plans & procedures motion by Kent Chidester
sec. by Harry Bratton that trustees 5000 Either 5000 special meeting Passed*
14. Standing Committee Reports:
 - A. Real Estate - Schaefer
 - B. Membership - Kleinke
 - C. Utilities - Kreke
 - D. Finance - Stone
 - E. Pavilion - Dunkle
 - F. Ecological Control - Kramer
 - G. Special Events - Schuman
 - H. Religious Dir.-Reimsnyder
 - I. Peace, Unity, Tranquility - Ossman
 - J. Property, Evaluation & Fair Tax-
Schaefer
 - K. Safety - Spirakus
 - L. Insurance & Beach Organization
Schneider
15. Additional Agenda Business Items : A, Fix the Roads , B, Creek
C. H B Sign
16. Results of Trustee Election:
17. Adjournment: Lord's Prayer - All Members

Heidelberg Beach Association Annual Meeting July 18, 1987

Robert Reimsnyder opened the meeting with a prayer

Carol Dunkle called the roll to determine if a majority of lot owners were represented at the meeting Eighty-four lots were represented

Carol Dunkle read the minutes of the last annual meeting and gave a summary of the Trustee's meetings for the past year. Minutes were approved as read. Adel Kleinicke and Harry Bratton second. Passed

Treasurer's report

A copy of the report is in the minutes. The Trustee's report was approved as read.

The Tereshko were introduced as new members

Char Schuman will be our new Treasurer and her father will help her.

Ruth Schneider and Claudia Springer are to check into having the fiscal year & the budget in the same year.

It was asked that people remember to cleanup after their dogs.

Robert Schaefer reported that we have six people running for election. Doris Spirakus, Bill Chidister Will Pretzer Ruth Longworth, Jim Kramer & Carol Dunkle.

Motion by Dick Beck second by Char Schuman to close the nominations passed

Bill Chidester, Will Pretzer, Jim Kramer Carol Dunkle were elected

A motion by Kent Chidester second by Harry Bratton that the Trustees take necessary plans & procedures to evaluate our peirs and structures to erosion.

If those procedures shoukd cost more than 5000

A special meeting should be held with the Association members present . Passed

Committee Reports

Real Estate Schaefer - New Members & Trustees

Membership - Kleinecke -

Utilities Kreke Roads need repair, Indiana, Kentucky& W. Virginia

Finance - Stone - Good Shape

Pavilion - Dunkle - needs paint repair

Ecological - Kramer Working together to get things done

Special Events - Schuman - Keep going the same

Religious Dir. -Reimsnyder -Aug. 9 & Aug 30. minister change

Pease & Tranquility - No Report

Property Evaluation & Fair Tax - Copy of report in minutes

Motion by Bob Schaefer Second by Ruth Schneider

to change the property evalutation. passed but ?

not unanimously so it will not go into effect

see R. Schaefer motion on lot valuation by Zone

Safety - Spirakus - New Swings being purchased and swim buoys are being worked on.

Insurance & Beach - Schneider - By laws brought up to date.

Creek - don't play in it.

Sign - replace

Benches for pier - Spirakus to have put up.

Boat house - is being repaired

Meeting Adjourned

Carol Dunkle Secretary

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85-49

Plan of showing 5 tiers of valuation for Heidelberg Beach
LOT ARRANGEMENT AT HEIDELBERG BEACH
VERMILION, OHIO NOT TO SCALE 6 - 6 - 86 R.J.S.

A, 1st tier is the lake front property's

B, 2nd tier includes lots 1, 2, 3, 29, 30 31, 32, 33, 34,
57,58, 59, 60, 61,62, 76, 77, 78 79,80, 81, 88, 89, & 90

C. 3rd. tier includes 4, 5, 6, 26, 27, 28, 35, 36, 37, 54,
55, 56, 63, 64, 65, 73, 74, 75, 82, 83, 84, 85, 86, & 87

D. 4th tier includes 7, 8, 9, 10, 22, 23, 24, 25, 38, 39,
40, 41, 50, 51, 52, 53, 66, 67, 68, 69, 70, 71 & 72

E, 5th tier includes 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,
21, 42, 43 44, 45, 46, 47 48 & 49

Heidelberg Beach Association *anchor*
5317 WEST LAKE ROAD
VERMILION, OHIO 44089

Annual Meeting - July 18, 1987

MOTION *by R Schaefer*

I move that Heidelberg Beach Association instruct the Auditor of the County of Erie, State of Ohio, to revise the appraised value of land at Heidelberg Beach according to the attached drawing with the several tiers having appraised values of :

Tier A -- \$40.00 per front foot

Tier B -- 28.00 per front foot

Tier C -- 26.00 per front foot

Tier D -- 24.00 per front foot

Tier E -- 21.00 per front foot

Members of this association will accept this revision without objection to Erie County.

Motion not passed

(>= check a vote of person present; P= vote by proxy

VOTES FOR ANNUAL MEETING		88?	1986	87
LOTS	NAME	VOTE		
1	Neil H. Richardson	1	>	>
2,&3	Thomas & Carol Dunkle	2	>	>
4&5	Agnes Rohrbaugh	2	>	>
6&7B	Eunice Foote	1 1/2	P	P
7A&8	Charles & Helen Sanders	1 1/2	>	>
9& 10	Florence Pretzer	2	P	>
11	Earl & Ina Foote	1		
12,13&14	James & Evelyn Kramer	3	>	P
15& 16	Alice Brouse	2		
17	David, Daniel & Deloris Wander	1		P
18	James & Lynne Reutener	1	>	>
19,20, 21	Adell Kleinecke	3	>	P
22,22A	Nanetta Kohlmyer	1 1/2	P	P
23, 24	James & Ruth Schneider	2	>	>
25, 26	Joyce Foote	2	>	>
27, 28A	Harvey & Alma Pagel	1 1/2	>	>
28B, 29, 39, 40	Robert & Karen Reimsnyder+3 Dorothy Margard	1 1/2	>	>
30, 31	Alfred & Margaret Lerch	2	>	P
33	(Florence) Kenneth Pretzer	4 1		P
34,tru38	Willard & Betty Pretzer	4 5	>	>
41,42,43	Harry & Loretta Bratton	3	>	>
44,45,46	Ed & Jackie Massey	3	>	>
47,& 48	Harvey & Joyce Foote	2	>	>
49 & 50	Robert Koester	2	P	>
51 & 52	Jeff & Claudia Springer	2	P	P
53 & 54	Lorene Kennedy & Ann Hertzner	2	P	>
55	Beach Lot			
56,&57	Ken & Marguerite Stone	2	>	>
58	Dick & Barbara Beck	1	>	>
59	Paul & Marian Rohrbaugh	1		

pg278 85				88	?
61	<i>Arnold & La Verne Wilms</i>	1	>	>	
62, & 63	<i>Gordon & Mary Lou Belmont</i>	2	>	>	
64, & 65	<i>Art & Elva Kessler</i>	2	P	>	
66, & 67	<i>Kent & Mary J. Chidester</i>	2			
68	<i>Donald & Maryanna Vondriska</i>	1	>	>	
69, & 69B	<i>William & Sharon Chidester</i>	1 1/2	>	P	
70 & 71	<i>Paul Marilyn Deppen</i>	2			
73 & 74	<i>Jeff & Barbara Siebenhar</i>	2	>		
75,76,77A	<i>Gary & Jay Keller</i>	2 1/2			
77B,78,60	<i>Jane Arnold</i>	2 1/2	>	>	
79,80	<i>Jack & Dorothy Siebenhar</i>	2			
81 & 82	<i>Robert & Mary Schaefer</i>	2	>	>	
83,84	<i>Curtis Schuman</i>	2	P	>	
85,86,32	<i>Ray & Margaret Schuman</i>	2	>	>	
87,88,98	<i>Charlene Schuman</i>	2	>	>	
	<i>Clifford Schuman</i>				
89, &90	<i>Gordon & Doris Spirakus</i>	2		>	
91,92	<i>Dale & Sue Krecke</i>	2	>	>	
93	<i>Ruth & Leonard Longworth</i>	1	P		
	<i>& Jeanne & Bill Aher</i>				
	<i>& David Mayer</i>				
94	<i>Paul & Margaret Clevenger</i>	1	>	>	
95,96	<i>(Wayne Louise Reid)</i>	2		>	
	<i>Dr. Donald J. & Pam Seymour</i>				
97	<i>Clarke & Virginia Martin</i>	1	>	>	
94	<i>Will & Harriet Ossman</i>	1	>	>	
100	<i>Howard & Mildred Z Warden</i>	1	>	>	
	<i>& William & Dora Richardson</i>				

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bk 82

PARCEL OWNER (BY LOT#)	1982 APPRAISAL (LAND ONLY)	PROPOSED APPRAISAL (LAND ONLY)	UP	APPRAISAL CHANGE
				DOWN
1 RICHARDSON	900	1260		360
2,3 DUNKLE	1350	2520		1170
4,5 ROHRBAUGH	2160	2340		180
6,7A FOOTE	3380	1710		1670
7B,8 SANDERS	2030	1620		410
9,10 PRETZER	2700	2160		540
11, FOOTE	1350	945		405
12,13,14 KRAMER	3450	2835		615
15,16 BROUSE	2730	1995		735
17 WARDER	1620	1050		570
18, REUTENER	1350	1050		300
19,20,21 KLEINKE	2970	3150		180
22, KOHLMYER	1350	1050		270
23,24 SCHNEIDER	2700	2160		540
25,26 FOOTE	2160	2250		90
27,28A PAGEL	2030	1750		280
28B,29,39,40 REIMSNYDER	3650	4010		360
30,31 LERCH	2450	3080		630
32,33,34,98 PRETZER	3500	5000		1500
35,36,37,38 PRETZER	4140	4430		290
41,42,43 BRATTON	2970	2970		-
44,45,46 TRESHKO	4740	3530		1210
47,48 FOOTE	3650	2100		1550
49,50 KOESTER	2270	2130		140
51,52 SPRINGER	2270	2160		110
53,54 KEN/HER.	2320	2250		70
56,57 STONE	3240	2700		540
58,59 BECK	1620	1400		220
59 ROHRBAUGH	2000	1960		40
60,77B,78 ARNOLD	1500	1400		100
61 WILMS	1500	1400		100
62,63 BELMONT	3000	2700		300
64,65 KESSLER	2400	2600		200
66,67 CHIDESTER	2400	2400		-
68 VONDRISKA	1500	1200		300
69, CHIDESTER	2520	2280		240
70,71 DEPPEN	3210	2400		810
73,74 SIEBENHAR	2430	2590		160
75,76,76A KELLER	3100	3060		40
79,80 SIEBENHAR	2790	2380		410

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PARCEL OWNER (BY LOTS)		1982 APPRAISAL (LAND ONLY)		PROPOSED APPRAISA;L (LAND ONLY)	UP	DOWN
81,82	SCHAEFER	2510		2430		80
83,84	SCHUMAN	1620		2340	720	
85,86	SCHUMAN	2320		2340	20	
87,88	SCHUMAN	1740		2430	690	
89,90	SPIRAKUS	2850		2660		190
91,92	KREKE	2150		3820	1670	
93	LONGWORTH	1680		2240	560	
94	CLEVINGER	1800		2400	600	
95,96	REID	3000		4000	1000	
97	MARTIN	1680		2240	560	
99	OSSMAN	1680		2240	860	
100	WARDEN	2310		3240	930	
TOTAL		127,010		126,555		
tssn, OWNED						
	55	870	1170	1170	300	
	72	900	1200	1200	300	
SUB TOTAL		1770	2370	2370	600	
GRAND TOTAL		128780		128925	13030	12885

HEIDELBERG BEACH ASSOCIATION

Statement of Earnings
Fiscal Year July 1, 1986 - June 30, 1987

<u>RECEIPTS</u>	<u>Genera Account</u>
Taxes & Assessments	\$38,365.66
Interest Earned	86.13
Trees	<u>100.00</u>
Total Receipts	\$38,551.79
 <u>EXPENSES</u> 	
Mowing	\$ 4,600.00
Grounds & Cleanup	175.34
Street Lights	322.01
Water Supply	3,571.75
Road Repair	984.00
Tree Service	-0-
Refuse Collection	1,250.00
Stationery, Supplies & Postage	110.68
Insurance	5,572.13
Accounting Services	390.00
Other Services	34.00
Real Estate Taxes	<u>20,971.54</u>
Total Expenses	\$37,981.45
 Net gain before depreciation	 570.34
 Depreciation	 634.53
 Land Profit	 -0-
Net loss after depreciation	\$ 64.19

Wayne D. Reid
Treasurer

HEIDELBERG BEACH ASSOCIATION

Treasurer's Comparison of Expenses
 Fiscal Year July 1, 1986 - June 30, 1987

<u>ACCOUNTS</u>	1987 <u>Budget</u>	1987 <u>Actual</u>	1986 <u>Actual</u>	19852 <u>Actual</u>
Mowing	\$ 4,200.00	\$ 4,600.00	\$ 3,950.00	\$ 4,290.00
Grounds & Cleanup	625.00	175.34	281.11	687.66
Street Lights	275.00	322.01	260.34	260.09
Tree Care	1,800.00	-0-	2,275.00	345.00
Water Supply	3,500.00	3,571.75	2, 898.75	3,916.70
Sewer Maintenance	650.00	0.00	-0-	2,070.00
Road Repair	2,000.00	984.00	0.00	-0-
Refuse Collection	1,000.00	1,250.70	1,512.40	1,927.73
Stationery, Supplies & Postage	100.00	110.68	51.45	66.87
Insurance	2,500.00	5,572.13	2,430.00	1,473.00
Accounting Services	400.00	390.00	390.00	390.00
Other Services	50.00	34.00	21.00	21.00
Fixed Assets Depreciation	1,000.00	634.53	934.90	999.65
Comm. Property Tax	<u>1,100.00</u>	<u>1,151.94</u>	<u>1,092.22</u>	<u>1,102.58</u>
Total	\$20,550.00	\$18,796.38	\$16,097.17	\$17,550.28
Less water, sewer and insurance	<u>-8,000.00</u>			
Net total	\$12,550.00			

Wayne D. Reid
 Treasurer

HEIDELBERG BEACH ASSOCIATION

Statement of Condition
End of Fiscal Year June 30, 1987

<u>ASSETS</u>	Before Close <u>6-30-87</u>	After Close <u>6-30-87</u>	After Close <u>6-50 86</u>	After Close <u>6-30-85</u>
Cash in Bank				
General Account	\$ 17,787.86	\$17,787.86	\$18776.28,	\$11,788.24
Reserve Fund	2,327.73	2,327.73	2,327.73	2,327.73
Recreation Fund	<u>(5.80)</u>	<u>(5.80)</u>	<u>(5.80)</u>	<u>(5.80)</u>
Total Cash in Bank	\$ 20,109.79	\$20,109.79	\$21,098.21	\$14,110.17
Fixed Assets	23,891.17	23,891.17	23,891.17	19,211.18
Less Depreciation	<u>(15,897.28)</u>	<u>(16,531.81)</u>	<u>(15,897.28)</u>	<u>(14,962.38)</u>
Net	\$ 7,993.89	\$ 7,359.36	\$ 7,993.89	\$ 4,248.80
Land Valuation	46,068.00	46,068.00	46,068.00	46,068.00
Invested Cash	508.89	508.89	386.34	367.65
Accounts Receivable	2,314.04	2,314.04	852.79	1,430.88
Notes Receivable	250.28	250.28	275.32	300.36
Expenses	<u>37,981.45</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Total Assets	\$115,226.34	\$76,610,36	\$76,674.55	\$66,525.86
 <u>LIABILITIES</u>				
Income	\$ 38,551.79	\$ -0-\$	-0-\$	-0-
Capital	68,159.02	68,159.02	68,159.02	68,159.02
Retained Earnings	<u>8,515.53</u>	<u>8,451.34</u>	<u>8,515.53</u>	<u>(1,633.16)</u>
Total Liabilities	\$ 115,226.34	\$ 76,610.36	\$76,674.55	\$66,525.86

Wayne D. Reid
Treasurer

HEIDELBERG BEACH ASSN.
 FUNDING ANALYSIS
 YEAR 7-1-86 THRU 6-30-87

	VARIANCE THRU <u>6-30-86</u>	FUNDING THRU <u>6-30-87</u>	ACTUAL THRU <u>6-30-87</u>	VARIANCE THRU <u>6-30-87</u>
GROUNDS	- 1,808.02	5,100.00	5,097.35	1,805.17
TREES	1,114.17	1,800.00	0.00	2,914.17
WATER	- 2,041.22	3,500.00	3,571.75	2,112.97
SEWER	1,351.19	2,000.00	0.00	3,351.19
ROADS	1,139.86	2,000.00	984.00	2,155.86
REFUSE COLLECTION	-274.91	1,000.00	1,250.00	-524.91
STA, SUP, & POST	124.97	100.00	110.68	114.29
INSURANCE	-1,034.00	2,500.00	5,572.13	-4,106.13
SERVICES	242.34	450.00	424.00	268.34
PROP, TAX DEFICIT	-178.38	1,100.00	1,151.94	-230.32
FIXED ASSET DEPR	<u>356.72</u>	<u>1,100.00</u>	<u>634.53</u>	<u>722.19</u>
TOTALS	-1,007.28	20,550.00	18,796.38	746.34

NOTES;

1. Water funding based on winter/summer households.
2. Insurance funding based on 98 lots.
3. All other funding based on property valuation.

HEIDELBERG BEACH ASSOCIATION

Summer Church Services
June 30, 1987

Balance as of June 30, 1986 \$ 63.07

RECEIPTS AND STATISTICS

<u>Date</u>	<u>Minister</u>	<u>Organist</u>	<u>Attendance</u>	<u>Gifts</u>	
1986					
June 29	C. Showalter	J. Arnold	45	\$ 64.75	
July 6	J. Springer	D. Mayer	102	123.10	
July 13	W. Chidester	M. Rohrbaugh	70	129.30	
July 20	P. Rohrbaugh	M. Rohrbaugh	95	133.20	
July 27	D. Dumke	R. Schneider	82	112.30	
Aug. 3	I. Camerer	J. Arnold	102	158.20	
Aug. 10	P. Deppen	M. Rohrbaugh	103	134.84	
Aug. 17	S. Welch	J. Arnold	73	83.66	
Aug. 24	R. Hahn	J. Arnold	75	147.25	
Aug. 31	E. Smercina	M. Rohrbaugh	<u>123</u>	<u>151.50</u>	
	Totals		870	\$1,238.10	
Misc. gifts				25.00	
TOTAL RECEIPTS					\$1,263.10
 EXPENSES					
	Ten pastoral fees	\$500.00			
	Electricity	169.83			
	Church schedule	71.54			
	Refreshments	86.68			
	Pavilion repair	133.53			
TOTAL EXPENSES					\$ 961.58
Summer church services account to date					364.59

Wayne D. Reid
Treasurer

HEIDELBERG BEACH
 CURRENT YEAR BUDGET
 7-1-87 thru 6-30-88

	BUDGET AMOUNT	TOTALS
<p> GROUNDS Street Lights 350.00 Mowing 4600.00 Misc'l Grounds 300.00 To Reduce Deficit 500.00 TOTAL 5750.00 </p>		
<p> TREES TOTAL 200.00 </p>	200.00	200.00
<p> WATER Annual Usage 3604.00 To Reduce Deficit 500.00 TOTAL 4104.00 </p>		
<p> SEWER TOTAL 500.00 </p>	500.00	500.00
<p> ROADS TOTAL 2000.00 </p>	2000.00	2000.00
<p> REFUSE COLLECTION Annual Charge 1600.00 To Reduce Deficit 200.00 TOTAL 1800.00 </p>		
<p> STA. SUPPLIES POST. TOTAL 224.74 </p>	224.74	224.74
<p> INSURANCE Annual Premium Deficit 1000.00 TOTAL 1500.00 </p>		
<p> DEPRECIATION TOTAL 959.08 </p>	959.08	<u>959.08</u>
<p>CURRENT YEAR BUDGET</p>		20,859.82

PG287 94

Add on Speed Bumps by The R.C. Musson Rubber Co.
1320 Archwood Ave. /Akron, Ohio 44306 / Tel. 216-773-7651

Heidelberg Beach Trustee Meeting July 18, 1987

All members present except Bill Chidester & Jim Kramer, Dale Kreke

*The purpose of this meeting was to elect the
officers and revise the committee
and chair persons for the 1987 - 1988 season.
A copy of the changes is included in the minutes*

Meeting was adjourned

Carl Dunkle Secretary

President - Bob Reimsnyder

V. P. - Willard Pretzer

Sec. - Carol Dunkle

Treasurer - Charlene Schuman

Beach Committee

Next meeting Labor day 10:00 morning Sept.

Board of Trustees
Heidelberg Beach Association
Vermilion, Ohio 44089

C E R T I F I C A T E

It is hereby certified that an audit and examination of the balance sheet of the Heidelberg Beach Association, Vermilion, Ohio and related statements of revenue and expenses and charges in fund balances for the period July 1, 1986 through June 30, 1987.

Our audit was made in accordance with generally accepted auditing standards, and such other auditing procedures as we considered necessary in the circumstances.

Vermilion, Ohio
August 7, 1987

Respectfully submitted,

Willard C. Pretzer
Willard C. Pretzer

Paul B. Clevenger
Paul B. Clevenger

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

DEPARTMENT OF THE ARMY
BUFFALO DISTRICT, CORPS OF ENGINEERS
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207 - 3199

September 4, 1987

REPLY TO
ATTENTION OF

Regulatory Branch

SUBJECT: Westlake Land Company, Heidelberg Beach Association;
Request for Information; Enforcement No. 87-475-720

Mr. James J. Schneider
Lakewood Center North Building
14600 Detroit Avenue
Lakewood, Ohio 44107-4207

Dear Mr. Schneider:

This concerns your request for information pertaining to Department of the Army permit No. 84-475-1 issued to the Westlake Land Company on September 28, 1984 for the construction and rehabilitation of a series of stone groins in Lake Erie along the shoreline of their property.

Please be advised that this department is in the process of evaluating the present condition concerning erosion and sand loss which the Heidelberg Beach Association claims is being caused by the existing groinfield. I must determine whether the erosion is directly attributable to the adjacent groin project and not caused by normal environmental processes before I can respond to all your requests.

Please note that as you have requested I am enclosing a copy of the above permit addition to Department of the Army permit No. 85-475-4 issued July 1975 for the construction of a stone revetment and boat basin mooring area within the same location.

Questions pertaining to this matter should be directed to Mr. Donald Wilson who can be contacted at 716-876-5454, extension 2325, or by writing to the above address.

The Buffalo District-- Leadership in Engineering.

Sincerely,
JAMES R.. BRADE
Daniel R. Clark
Colonel, U.S. Army
Commanding

Enclosures

SandscribeS

HEIDELBERG BEACH
VERMILION, OHIO 44089

NOTES from the
meeting of the Board of
Trustees _ Labor Day 1987.

Items Approved:

*Addition to Paul & Marion
Rohrbaugh's cottage of a
5' X 6' laundry room and
storage area

*Micro -filming of leases
and property transfers.

*Removal of limbs from
trees damaged by
storm.

*Acceptance of the
generous offer
from Agnes Rohrbaugh
to purchase and to
donate a new
organ for services
at the Pavilion.

LEAF RAKING

SAVE NOVEMBERB 21 (or NOVEMBER28-
in case of rain) for LEAF RAKING DAY-
BRING A COVERED DISH for LUNCH ! If you can't
make it __ try to send a substitute worker !

CHUIRCH ATTENDENCE -

June 28- August 30 1987

-857-

Thanks to Agnes Rohrbaugh
for Scheduling another group
of inspiring speakers for
recognizing the need for
a new organ__and so
Warmly responding

WORK DAY

We need everyone on
OCTOBER 24th to
help close the beach
for another season.

(Save October 31 as
an alternate "rain day"
Plan to stay for lunch-
bring a covered dish to
share__and your own
table service.

pg292 99

Notes from the ANNUAL MEETING:

- Loss of sandy beach and erosion of soil from the bank was reported and discussed. (As a follow - up measure, meeting was held with a representative of the U.S. Corps of Engineers to try to establish blame _ and corrective measures. No immediate Solutions were guaranteed) The Board is going to move ahead with plans to save the beach up to the limit of \$5000- as voted by the membership _ at the meeting.
- Char Schuman (assisted by father, Ray) has accepted the position of Treasurer of the Association. The Reid's were recognized and thanked for their years of Service to the association.
- The Tereshkos__Barbara and Joe_(and their children) were introduced as new members__and welcomed by their neighbors. They have recently purchased Ed and Jackie Massey's Cottage
- the proposed changes in land appraisals will not be acted upon until further study__As several families have filed objections. The Board will discuss this further in the Spring. In the meantime appraisers from the County have been busy in the area.

Heidelberg Beach Assoc.
Lake Road
Vermilion, Ohio 44089

Carol & Tom Dunkle

Heidelberg Beach Trustee Meeting, Labor Day, Sept. 5, 1987

Meeting opened with a prayer by Robert Reimsnyder

All members were present except Dale Krecke, & Ken Stone

Committee Reports

Deppen to change lease to daughter letters of recommendation approved

Bob Schaefer request to micro film real estate records was approved.

Paul Rohrbaugh wants to extend his cottage 9' - 6' on the north side for storage & a washer & dryer.

Motion by Bill Chidester second by Harvey Foote to approve the addition and send a letter of authorization approved . Passed

Need- money for trees

Bob Reimsnyder made motion second by Will Pretzer to remove dead limbs on trees that are needed due to storm damage

Evaluation

*Motion by Jim Kramer second by Will Ossman to thank the evaluation committee for all their hard work. Passed
There are still working to make the evaluation possible.*

*Church - Church attendance was great this year with an attendance of 857 for the year.
Agnes Rohrbaugh wants to purchase a new organ for the church*

Pier - Sent letter about the erosion problem sent second letter but no response as yet.

Jim Kramer to work on new sign

*Work day Oct 24-9:30 Rain Oct 31
Pot Luck to follow & Trustee meeting*

*Leaf Rake Day Nov. 21 Rain Nov 28
No Pot Luck reminder cards*

Meeting Adjourned

pg294 101

2 sketches showing 10'8" X 5' addition to North side
of #59 Paul Rohrbaugh cottage Approved Sept. 5, 1987

pg295 102

bk -98

Heidelberg Beach Trustee meeting November 21, 1987

*All members present except Dale Krecke, Jim Kramer, Will Pretzer
Bob Schaefer*

Keep up with Corp. of Engineers

Get Cheery Picker this spring

May 14 work day meeting after work

Creek Charlene to check with township on clean - up

Charlene recommended Sue Thayer with snow removal

Jim Snyder whom, seconded by Carol Dunkle that

we have interest on checking account for the beach approved

Meeting Adjourned

Board of Trustee
 Heidelberg Beach Association
 Vermilion, Ohio 44089

January 6, 1988

Dear Board Members:

I have enclosed a series of funding analysis reports for Heidelberg Beach for your review. The series of eleven reports was used to establish a current year budget. Also enclosed is the "Current Year Budget" which requires approval by the Finance Committee and/or the Board of Trustees.

Please note; when I refer to "Current Year" it includes the period from July 1, 1987 thru June 30, 1988. These "Current Year" assessments are collected in the "Current Year" with 50% due on February 10, 1988 and 50% due on June 10, 1988. Added to the Heidelberg Beach Assessments will be Erie County Real Estate Taxes for 1987, with the first and second halves due on similar dates, (2-10-88/6-10-88)

This method of collection has been in existence for as long as I have been associated with beach finances. As your bookkeeper I am quite comfortable with the procedure. Also, I found no indication that the procedure was changed during my eleven year' absence.

A few comments regarding the "Current Year Budget'

- 1, Total grounds have been .in a deficit position 'for the past eleven year's.
2. Trees appears to be excessive.
- 3, Water usage is in the same deficit position, ion as grounds.
4. Sewer maintenance also appears excessive.
5. Refuse collection is similar to grounds and water categories but not as large.
6. Insurance is the real "fly in the ointment" and will take several years to override.

The above comments have been made to justify the 'to reduce deficit" line items in the "Current Year Budget"

Assessments will be collected as follows:

Water	Usage	86/87	87/88
	Summer Households	46.04	54.00
	Winter Households	138.12	162.00
	Insurance		
	Per Lot Basis	25.50	39.00
All other items, on property valuation, with a rate per \$1000. valuation of			
		19.82	20.43

Page 2 Board of Trustees

January 6, 1988

Because we have established three categories of collection and to avoid controversy between the various types of property owners, it is important that the variance for each category of expense be kept to a minimum.

My final comment is of a personal nature and refers to the method of assessments for Liability Insurance. My understanding of insurance is that the premium is established to protect the assets of the insured. If the Beach lost a law suit large enough to expose the total value of Heidelberg Beach property, it appears to me that the improved property owner would be more at risk than a vacant lot owner. It may be wise to obtain a legal opinion from a disinterested attorney.

Respectfully submitted,

Ray D. Schuman

Ray D. Schuman, Bookkeeper
Public Accountant (Retired)

rds : mcs

Heidelberg Beach Trustee meeting May 14, 1988

The meeting opened with a prayer by Robert Reimsnyder

*All members were present except Charlene Schuman
Harvey Foote, Jim Kramer and Dale Krecke*

*Cherry Picker for fall work watch for trees that
needing trimming*

*Letters of for approval were sent by Ken Pretzer
and were approved*

*Bill Chidester motion Will Ossman second
the motion for the water rate increase
to keep the budget from being a dept passed*

*We Will discuss the health problem at the
annual meeting*

*Jim Kramer is to check on the creek cleaning problem
with Mr. Brown.*

Carol Dunkle is to see if we can't get old dumpster back

Check on Beach Cleaning equipment - Bill

Memorial day Next meeting 10:00

Heidelberg Beach Emergency Meeting 4/16/88

All members present except for Krecke, Ossman, Chidester, Schaefer

*Emergency meeting called because Doctor Seymour not
a member of a church Found out She is still a
member at the church in Vermilion and can get letters*

*Charlene moved and Harvey second to increase
ministers pay to #80.00 and Pay person to \$60.00
Passed*

*Jim Snyder motion to keep Sue Thayer mowing
at 20 mowings at 200. per m Second by Carol
Dunkle Passed*

*3 Lots Pretzer estate. Margaret Schuman & Will Pretzer
Approved Ken Pretzer needs letters for approval*

*E.P.A.Said we have dragon fly larvae and
bacteria in the creek Jim Kramer to check
With Mr. Brown on Creek cleaning problem
Talked about Water rate for Winter & Summer residents
46.04-54.00 and tax structure for Liability taxes
Jim motion Harvey Second to adjourn meeting Passed*

pg300 107 88-4
Nautilus Insurance Co.
Scottsdale, Arizona

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE MO. DAY YR.	INSURED	AGENCY AND CODE
L2928	04 22 88	HEIDELBERG BEACH ASSOCIATION	Edward J. Hull & Assoc. #3400

SWIMMING AREA -- POSTING REQUIREMENTS

Coverage is excluded for damages due to bodily injury if "No Swimming" or warning signs are not posted when no lifeguard is on duty.

All Other Terms and Conditions of this Policy remain unchanged.

(same form as above with below)

Nautilus Insurance Co.
Scottsdale, Arizona

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE MO. DAY YR.	INSURED	AGENCY AND CODE
L2928	04 22 88	HEIDELBERG BEACH ASSOCIATION	Edward J. Hull & Assoc., INC.. #3400

WARNING SIGNS REQUIREMENT FOR WATER EXPOSURES

It is a condition precedent to Bodily and Property Damage coverage under this policy that signs must be posted advising no diving or jumping is allowed from any structure on, in, or near the water exposure.

All Other Terms and Conditions of this Policy remain unchanged.

(also see #161, 162)

HEIDELBERG BEACH TRUSTEE MEETING MAY 30, 1988

The meeting opened with a prayer by Robert Reimsnyder.

All members were present except. Dale Kreke, Harvey Foote, and Ken Stone.

TREASURES REPORT

The taxes are out, and all bills have been paid.

BEACH CLEANING

Bill Chidester checked in to renting or buying some equipment to wind row the stones on the beach. Rent for \$50. Buy for 2600. Hooks on to a tractor- with a three point hitch.

We decided to keep looking for something to use.

CREEK CLEAN

Jim Kramer checked with Mr. Brown's men about, keeping the creek clean at their end of the creek.

DUMPSTER

Carol Dunkle is to contact. David Able Rubbish Removal, 1000 Adams, Vermilion, Ohio 44089 to see. if we can get the old dumpster back with the .smaller and lighter lids back.

TREES

The. tree a Paul Clevenger's house needs to have the dead branched grimed out.

NEW MEMBERS

Donald and Pam Seymour sent four letter for approval from Will Pretzer, Will Ossman, Wayne Reid, and the church in Vermilion. Jim Kramer moved that we except, the letters and approve them as new members. Will Pretzer second the motion and the motion passed.

Adel is to get in touch with our new members and inform them of the rules..

MEMORIAL FUND

The Schuman family wishes to purchase some play ground equipment for the small children. A motion was made by Bob Schaefer and second by Will Ossman that they should proceed along those, lines in memory of their' daughter, Corrine Schuman. The motion passed.

Announce at 'the annual meeting about the break-ins and remind everyone to be careful.

The minister cards are printed.

The next meeting will be July 2, at 10:00.

The trustee nominating Carol Dunkle and Jim Schneider.

The motion to pay for the beach insurance buy evaluation in stead of by lot has been postponed to the next meeting.

The meeting was adjourned.

Heidelberg Beach Trustee Meeting July 2, 1988

The meeting opened with a prayer by Robert Reimsnyder

All members were present except Bob Schaefer

Beach cleaning - Robert Reimsnyder found a landscaping rake we could try and purchase for 5.00. It was agreed we'd try it and buy it if we liked it.

Jim Kramer checked with the neighbor about keeping the creek clean.

Carol Dunkle has gotten no response from David Able about the dumpster. Jim said he'd check into it.

On Sunday July 9 We will remove the dead branches off the trees between Reid's and Clevenger's house, and try out the stone remover on the beach.

Charlene Schuman made a motion and Harvey Foote second that the board of Trustees recommend at the Annual meeting to have the beach insurance paid by evaluation and not by the number of lots owned passed

Meeting Adjourned

HEIDELBERG BEACH ASSOCIATION ANNUAL MEETING

The annual meeting for leaseholders in the Heidelberg Beach Association is scheduled for 2:00 P.M. on Saturday, July 16, 1988 at the Pavilion. If you are unable to attend and wish to designate your vote, please fill out the proxy form below and mail it to the Secretary' Carol Dunkle; 2 Pennsylvania; Heidelberg Beach, Vermilion, Ohio 44089 in order to assure a voting quorum.

A Trustee's meeting will follow the annual meeting.

Cordially,
Carol Dunkle, Secretary

Date _____
We hereby appoint _____ as our lawful attorney and proxy for the 1988 annual meeting to vote ..for us in our name as we would do were we personally present.
Signed _____

Number of votes (lots) _____

Nominations to the Board of Trustees - Four to be elected.
Nominations will be accepted from the floor before the election.

Will Ossman
Harvey Foote
Harry Bratton
Gordon Belmont

ITEMS TO BE PRESENTED

- Treasurer's Report
- Committee Reports
- Actions taken by the Board of Trustee's from 1987 to July 1988.
- Actions taken by the Board of Trustee's from July 1987 to July1988.
- Payment of beach Insurance
- Robberies, challenging strangers
- stress rules

HEIDELBERG BEACH ASSOCIATION ANNUAL MEETING JULY 16, 1988

The annual meeting of the Heidelberg Beach Association was opened with a prayer given by President Robert Reimsnyder.

Carol Dunkle, Secretary called the roll to determine if a majority of lot owners were represented at the meeting. Seventy-eight and one half lots were represented.

Carol Dunkle read the minutes of the last annual meeting and gave a summary of the Trustee's meetings for the past year. The minutes were approved as read.

The Treasurer's report was given by Ray Schuman. A copy of the report is in the minutes. Carol Dunkle moved and Jim Kramer second that the report be approved as read. Passed.

Adell Kleinecke moved and Joyce Foote second that the liability Insurance be paid by evaluation instead of by a per lot basis as previously collected, as the members of the board of trustee's advised. Motion to close to pass.

Motion by Gordon Belmont second by Carol Dunkle to have a hand vote. Failed.

Motion by Will Ossman second by Will Pretzer to vote yes for evaluation and no for per lot by writing yes or no on the ballot for the board of trustees. Passed
Motion passes

Margaret Schuman moved and Clark Martin second to secure the western boarder of Heidelberg Beach as to keep outsiders out passed.

Members running for election and reelection were Doris Spirakus, Gordon Belmont, Harry Bratton, Will Ossman and Harvey Foote.

Motion to close nominations by Will Pretzer, second by Clark Martin passed.

The tellers were Adell Kleinecke and Jeff Seibenhar.

Elected for the board of trustee's were Gordon Belmont, Harry Bratton, Will Ossman, and Harvey Foote.

Real Estate
New members and changes. A copy of the changes is in the report

Utilities
Gas lines are to be put down the roads

Pavilion

Still needs some painting.

Ecological

The trees still need some work

Beach

We are working on some equipment for stone removal.

Special Events

The money for social events will be taken from the general fund. Motion passed by board of trustee's.

Religious Director

Please attend our Sunday services.

Peace, Unity, and Tranquility

Please remind your guest to observe and obey the rules
Don't be afraid to question strangers as to there reason for being here. If you are afraid take the license number of the car if you can.

A motion by Will Ossman second by Al Lerch to continue publishing a Sandscribe passed.

We are reminded again to clean up after our dogs and to keep them on leash.

On August 27th at 4:00 Gordon Spirakus and Tom Dunkle will have a fish fry. They will supply the fish and some french fries. You are to bring your own beverage, dish to share, and table service to the pavilion if you want to come.

A motion to adjourn by Jim Schneider and second by Clark Martin passed. Meeting adjourned.

HEIDELBERG BEACH ASSOCIATION

FINANCIAL STATEMENT FOOTNOTES

JUNE 30, 1988

SCHEDULE 'A'

FIXED ASSET DETAILS

<u>DESCRIPTION</u>		<u>LIFE</u>	<u>COST</u>	<u>BALANCE</u>
ENTRANCE LIGHTS	1984	15 YRS	448.89	299.29
LEAF MULCHER	1984	5	662.44	139.16
PAVILION FLOOR	1986	18	4325.00	3529.16
PIER IMPROVEMENT	1965	25	8208.24	684.24
PIER IMPROVEMENT	1974	10	4420.00	.00
SEWER MANHOLE COVERS	1966	25	900.00	114.00
STORAGE BUILDING	1985	18	1720.82	1434.02
TREES	1965	30	662.39	200.46
ENTRANCE LIGHTS	1965	15	293.76	.00
TYPEWRITER	1980	7	293.67	.00
POWER SCYTHE	1974	10	175.91	.00
ADLER CALCULATOR	1974	7	119.00	.00
CHAIN-SAW	1974	7	273.60	.00
PAVILION	1965	15	974.00	.00
STREE SIGNS & POSTS	1971	10	257.40	.00
SUNSET BENCHES	1965	10	246.05	.00
			\$23,891.17	\$6,400.28

SCHEDULE 'B'

INVESTED CASH

UNRESTRICTED FUNDS		20,429.92
RESTRICTED FUNDS		
WAGNER MEMORIAL		
FOR CAPITAL IMPROVEMENTS	108.94	
CORINNE SCHUMAN MEMORIAL		
FOR PLAYGROUND EQUIPMENT	1240.25	
SANDERS MEMORIAL	100.00	
TOTAL RESTRICTED FUNDS		<u>1,449.19</u>
TOTAL INVESTED CASH		<u>\$ 21,879.11</u>

PG307 114

88-12

HEIDELBERG BEACH ASSOCIATION
OPERATING STATEMENT
TWELVE MONTHS ENDING
JUNE 30, 1988

RECEIPTS	\$33,143.32
PROPERTY VALUES	4,104.00
WATER USAGE	2,025.00
SEPTIC TANK CHARGES	3,822.00
PER LOT CHARGES	3,822.00
LATE FEES & NOTE INTEREST	<u>95.93</u>
TOTAL RECEIPTS	\$43,190.25

RECEIPTS	ACTUAL
STREET LIGHTS	\$380.01
MOWING	4,030.00
MISC'L GROUNDS	<u>173.68</u>
TOTALS	\$4,583.69
TREES	(\$200.00)
WATER USAGE	3,933.35
SEPTIC TANK CLEANING	1,980.00
SEWER	0.00
ROAD REPAIR	0.00
REFUSE COLLECTION	1,300.00
STAT.SUPP.& PST.	145.87
INSURANCE	2,897.50
SERVICES	497.36
ERIE CO. TAXES	20,209.66
PROPERTY TAX DEFICIT	1,174.64
DEPRECIATION	<u>959.08</u>
GRAND TOTALS	\$37,481.15
COLLECTIONS OVER COSTS	5,709.10

HEIDELBERG BEACH ASSOCIATION
STATEMENT OF CONDITION
TWELVE MONTH PERIOD ENDING JUNE 30, 1988

<u>ASSETS</u>	Before Close <u>6-30-88</u>	After Close <u>6-30-88</u>	After Close <u>6-50 87</u>	After Close <u>6-30-86</u>
Cash in Bank				
General Account	\$ 26,503.30	\$ 8,825.23	\$17,787.86	\$18776.28
Reserve Fund	2,327.73	closed	2,327.73	2,327.73
Recreation Fund	(5.80)	closed	(5.80)	(5.80)
Total Cash in Bank	\$ 28,825.23	8,825.23	\$20,109.79	\$21,098.21
Fixed Assets (Costs)	23,891.17	23,891.17	23,891.17	23,891.17
Less Depreciation	17,490.89	17,490.89	16,531.81	15,897.28
Book Value Sch. "A"	\$ 6,400.28	6,400.28	\$ 7,359.36	\$ 7,993.89
Land Valuation	46,068.00	46,068.00	46,068.00	46,068.00
Invested Cash Sch. "B"	1,879.11	21,879.11	508.89	386.34
Accounts Receivable	291.82	291.82	2,314.04	852.79
Notes Receivable	225.24	225.24	250.28	275.32
Expenses	37,481.15	-0-	-0-	-0-
Total Assets	\$121,170.83	\$83,689.68	\$76,610.36	\$76,674.55
 <u>LIABILITIES</u>				
Income	\$ 43,190.25	\$ -0-	\$ -0-	\$ -0-
Capital	68,159.02	68,159.02	68,159.02	68,159.02
Retained Earnings	8,372.37	14,081.47	8,451.34	8,515.53
Restricted Funds	1,449.19	1,449.19	.00	.00
Total Liabilities	\$ 121,170.83	\$ 83,689.68	\$ 76,610.36	\$76,674.55

HEIDELBERG BEACH ASSN.
FUNDING ANALYSIS
YEAR 7-1-87 THRU 6-30-88

	VARIANCE THRU <u>6-30-87</u>	FUNDING THRU <u>6-30-88</u>	ACTUAL THRU <u>6-30-88</u>	VARIANCE THRU <u>6-30-88</u>
GROUNDS	- (1,805.37)	5,750.00	\$4,583.69	(\$639.06)
TREES	2,914.17	200.00	-200.00	3,314.17
WATER	- 2,112.97	4,104.00	3,933.35	-1,942.32
SEWER	1,351.19	500.00	0.00	3,851.19
ROADS	2,155.86	2,000.00	0.00	4,155.86
REFUSE COLLECTION	-524.91	1,800.00	1,300.00	-24.91
STA, SUP, & POST	114.29	224.58	145.87	193.00
INSURANCE	-4,196.13	3,822.00	2,897.50	-3,181.63
SERVICES	268.34	0.00	497.36	-229.02
PROP, TAX DEFICIT	-230.32	1,500.00	1,174.64	95.04
FIXED ASSET DEPR	<u>722.19</u>	<u>959.08</u>	<u>959.08</u>	<u>722.19</u>
TOTALS	\$746.34	20,859.66	15,291.49	\$6,314.51

METHOD OF FUNDING

1. Water usage based on winter/summer households.	\$4,104.00
2. Insurance funding based on 98 lots @ \$39.00 Per Lot	3,822.00
3. All other funding based on property valuation \$20.43 Per #1000. Val.	<u>12,933.66</u>
TOTALS	\$ <u>20,859.66</u>

HEIDELBERG BEACH ASSOCIATION
1987 Summer Church

Balance as of June 30, 1987 \$ 364.59

RECEIPTS AND STATISTICS

Date	Minister	OFFERING
6-28-87	J. OUTCALT	\$134.56
7-5-87	W. CHIDESTER	178.45
7-12-87	B. STEPHENS/RICH	108.75
7-19-87	P. ROHRBAUGH	119.50
7-26-87	C. FOOTE	74.05
8-2-87	P. DEPPEN	93.25
8-9-87	J. DUMKE	114.81
8-16-87	S. WELCH	64.34
8-23-87	W. JACOBS	94.68
8-30-87	D. DUMKE	90.53
9-6-87	E. SMERCINA	<u>149.75</u>
	Totals	\$1,222.67

EXPENSES

ELEVEN PASTORAL FEES	\$550.00
ELECTRICITY	175.35
CHURCH SCHEDULE,ETC.	140.90
REFRESHMENTS/CELEBRATIONS	131.39
PAVILION AWNINGS	<u>165.00</u>
TOTAL	\$ 1,162.64
RECEIPTS IN EXCESS OF EXPENCES	<u>60.03</u>
BALANCE AS OF JUNE 30, 1988	\$ 424,62

Attendance for 11 services 1,002.

HEIDELBERG BEACH
CURRENT YEAR BUDGET
7-1-88 thru 6-30-89

	BUDGET AMOUNT	TOTALS	PROPERTY VALUATION	HOUSEHOLD USAGE
GROUNDS				
Street Lights	\$400.00			
Mowing	4,200.00			
Misc'l Grounds	200.00			
To Reduce Deficit	300.00			
TOTAL		5,100.00	5,100.00	
TREES				
TOTAL	200.00	200.00	200.00	
WATER USAGE				
Annual	4,000.00			
To Reduce Deficit	500.00			
TOTAL		4,500.00		4,500.00
SEWER				
TOTAL	500.00	500.00	500.00	
ROADS *				
TOTAL	2,000.00	2000.00	2,000.00	
REFUSE COLLECTION				
TOTAL	1,400.00	1,400.00	1,400.00	
STA. SUPPLIES POST.				
TOTAL	200,99	200,00	200,00	
INSURANCE				
Annual Premium	450.00			
To Reduce Deficit	225.00			
TOTAL		675.00	675.00	
MEMBERSHIP GOODWILL				
TOTAL	100.00	100.00	100.00	
PROPERTY TAX DEFICIT				
TOTAL	1,500.00	1,500.00	1,500.00	
FIXED ASSET DEPR.				
TOTAL	886.32	886.32	886.32	
GRAND TOTALS	\$ 23,061.32	\$ 23,061.32	\$ 18,561.32	\$4,500.00

Add:

Beach	1000.00	1000.00	1000.00	
Creek	1000.00	1000.00	1000.00	

* Roads will require major expenditure in near future . Leave at \$2000 for 1989 with \$4155 in reserve as of 6/30/88

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Real Estate transfer from annual meeting of 1987 to
July 16, 1988:

1. Lot No. 32. From the Florence M.S.Pretzer Trust
to Margaret C. Schuman.
2. Lot No. 33. From the Florence M.S. Pretzer Trust
to Kenneth R. Pretzer.
3. Lot No. 34. From the Florence M.S. Pretzer Trust
to Willard C. Pretzer.
4. Lot No. 98. From Florence M.S. Pretzer Trust
Charlene R. Schuman
5. Lot No. 95. From Wayne D. Reid and Louise M. Reid
+96 to Donald F. Seymour and Pamela Seymour.

James J. Schneider
James J. Schneider
Real Estate Trustee.

(The following is a copy of the front page used by Charlene,
Margaret & Ray Schuman for the Annual Meeting's Treasurer's Report)

HEIDELBERG BEACH

ASSOCIATION

FINANCIAL STATEMENTS

JUNE 30, 1988

Charlene R. Schuman
Treasurer

Ray & Margaret Schuman
Statement Preparation

Special Heidelberg Beach Trustees Meeting

July 16, 1988

(following the Annual Meeting)

Heidelberg Beach Association Officers for 1988-89 were elected

President - Robert Reimsnyder

Vice - Willard Pretzer

Secretary - Wilbur Ossman

Treasurer - Charlene Schuman

- The Columbia Gas Co. of Ohio requested permission to install gas lines down all remaining roads of Heidelberg Beach (Kentucky Road already installed). Moved by Jim Kramer seconded by Harry Bratton that Columbia be permitted to do so as long as there was no cost to the Association. Motion passed.

- Jim Kramer volunteered to investigate whether beach maintenance equipment might be available from the County. The Secretary was requested to draft a statement for the next Sandscribes issue questioning property owners on their individual insurance liability coverage's.

- President Reimsnyder stated he would draft a new Trustee and Committee Membership list for the 1988-89 Association year.

- Time of next meeting was set at 10:00 AM, Labor Day September 5, 1988 at the pavilion

Respectfully Submitted,

W. R. Ossman, Secy.

HEIDELBERG BEACH ASSOCIATION1988-89 Officers and Committee Members

Gordon Belmont
Harry Bratton
Bill Chidester

Carol Dunkle
Harvey Foote
Jim Kramer

Board of Trustee

Will Ossman
Will Pretzer
Robert Reimsnyder

Robert Schaefer
James Schneider
Char Schuman

Officers -1988-89

President -Robert Reimsnyder
Vice President - Will Pretzer

Secretary - Will Essman
Treasurer- Char Schuman

Standing Committee Chairman and MembersReal Estate Trustee

Chm- Robert Schaefer
Robert Schaefer

Membership Orientation

Chm Adele Kleinecke
Paul Clevenger
Robert Reimsnyder

Publicity - Sandscribers

Chm. Mary Schaefer

Zoning & Buildings

Chm -. Paul Clevenger
Robert Schaefer
Paul Rohrbaugh
Neil Richardson

Finance & Budget

Chm. Char Schuman
Ken Stone
Clark Martin
Dan Warder

Pavilion Committee

Chm -Carol Dunkle
Arnold Wilms
Harvey Pagel
Donald Vondreska

Ecological Control

Chm. Jim Kramer
Richard Beck
Robert Koester
Harry Bratton -Beach Chm
Harvey Foote
Al Lerch

Special Events

Chm. Margaret Schuman
Char Schuman
Karen Reimsnyder
Ruth Schneider
Marianna Von Driska

Religious Director

Chm. Robert Reimsnyder
Robert Schaefer

Safety Committee

Chm. Gordon Spirakus
Harvey Foote
Tom Dunkle
Nanetta Kohlmyer
Ken Stone

Peace, Unity & Tranquility

Chm. Will Ossman
Jim Reutener
Harvey Pagel
Margaret Clevenger

Capital Improvements

Chm. Robert Schaefer
Jim Kramer
Jane Arnold
Will Pretzer
William Richardson

Property Evaluation & Fair Tax Comm.

Chm. Robert Schaefer
Char Schuman
Ken Stone
James Schneider

Utilities

Chm. Jim Reutener
Jim Kramer
Arnold Wilms
Bill Chidester

Religious Services

Chm. Paul Rohrbaugh
Evelyn Kramer
Virginia Martin
Rev. Deppen

Insurance & Beach Organzat. Comm.

Chm.-James Schneider
Will Ossman
Gordon Belmont

SandscribeS

HEIDELBERG BEACH
VERMILION, OHIO

AUGUST 1988

ANNUAL MEETING JULY 16th

Several items on the agenda for the Annual Meeting require further, explanation and follow-up. **LIABILITY INSURANCE:** As you know, the instance the Heidelberg Beach Assn, carries on the common areas and the beach has increased at an enormous rate. To cover the increased cost, the Board recommended that the membership would be billed according to the assessed evaluation of their property rather than by lot unit. Much discussion followed, a voice vote took place, and finally on a written ballot, a determination was made. 44 people voted yes, 30 voted no to have the increased liability instance paid for on the basis of assessed evaluation of individual properties rather than the number of lots owned. During the discussion, the subject of individual liability insurance plans and the extent of their coverage was also raised. It was recommended that each of us discuss our liability coverage with our own insurance carriers and respond to the Board questionnaire enclosed. **ELECTION OF BOARD MEMBERS:** Four members were elected to the Board of Trustees -- Will Ossman, by Bratton, Harvey Foote, and Gordon Belmont. Our thanks to retiring members of the Board Ken Stone and Dale Krecke for their work this year. At a reorganization meeting Bob Reimsnyder was elected President, Will Pretzer Vice President, Will Ossman Secretary, and Char Schumann Treasurer. **OTHER AGENDA ITEMS:** The interest in 2particularly in some of the older homes,

adding the subject of DOGS to the agenda indicates that we still have some people who disregard the rules

Remember:: No dogs on the beach

No dogs at the playground

ALWAYS pick up after your dog

ALWAYS keep your dogs leashed

Note: It is your responsibility to inform your renters and guests of the rules.

Again we discussed the sanctity of the church hour on Sunday. Our rules state that that no one is to play tennis, use the beach, or walk the promenade between the hours of 10 and 11 A.M. on Sunday morning No residents, no guests, and no renters!

SAFETY AND SECURITY:A discussion was held and practical suggestions made. Because of the "break-in" on Pennsylvania Road it was suggested that the two roads leading into our property from Norton's on the west be blocked. Members felt these roads provide an easy entrance and exit to our area, unnoticed by most of the people here. Other ideas, such as installing timers on lights simulating activity when the house is empty, were mentioned. It was also noted that most of take the time to do a safety inventory of our property-- checking door locks and window latches, particularly in some of the older homes.

LAST CHURCH SERVICE OF '88
SEPTEMBER 4th
celebrate the 60th Anniversary
of the church

NEW GAS LINES

At a special meeting of the Board of Trustees on July 16, 1988, the Columbia Gas Company was given permission to install gas lines down all of the roadways at Heidelberg Beach. We have been informed that they now only plan to install a line down Pennsylvania Road. The Board suggests that if you are located on a road other than Kentucky (already installed) or Pennsylvania and are seriously interested in receiving gas service, that you call the Columbia Gas Company and inform them of your desires.

Heidelberg Beach Association Trustees Meeting -August 21, 1988
(Special meeting called after Church)

- President Robert Reimsnyder announced that the Columbia Gas Co. had notified Heidelberg Beach that they are planning to lay pipe on Pennsylvania Road only instead of on all roads as they originally requested. The Secretary was requested to draft a statement that if property owners on roads other than Pennsylvania or Kentucky (already installed) wish gas service they should call Columbia Gas and make their wishes known, The statement will be placed in the next Sandscribes.

- The time of the next Trustees meeting was changed from Labor Day, September 5 to September 3 at 10 AM at the pavilion

Respect fully Submitted,

W. R. Ossman, Secy.

August 28, 1988

James E. Reutener
18 Heidelberg Beach
Vermilion, Ohio

TO: THE BOARD OF TRUSTEES, HEIDELBERG BEACH

This letter is in regard to a concern we have about the deterioration of the Earl Foote property on Pennsylvania Avenue. There seems to be little or no interest in keeping up the appearance of the house or the surrounding property. They never even bother to clean up the yard.

We feel this is a detriment to Heidelberg Beach as a whole and especially those in the neighborhood. This condition, if allowed to continue, will have a serious consequence to property values in our area. We do not want to cause problems or appear as bad neighbors, but we feel this problem needs to be addressed, PROMPTLY.

Thank you.

Sincerely yours,
James E. Reutener
James E. Reutener
Lynne Reutener
Lynne Reutener

To the Board of Trustees -

The Earl Foote property is in dire need of repair and an eyesore. The properties surrounding it are affected by its present condition and would suggest the owners be held to clean around the house and repair it

N. KOHLMYER

*Heidelberg Beach
Board of Management*

Aug. 30, 1988

Dear Friends

I have been concerned about the lack of care given to Earl Foote property diagonally across from mine. I'm sure he is not aware of the deterioration occurring or the effect the appearance of his house has on the valuation of the property around his.

Could you kindly advise him of my concerns Thank you.

*Respectfully,
Adell Kleinecke*

TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
SEPTEMBER 3, 1988

PAVILION- HEIDELBERG BEACH-10AM

Trustees Present- R. Reimsnyder, C. Schuman, H. Bratton, R. Schaefer, J. Kramer, J. Schneider, G. Belmont, W. Pretzer, W. Ossman (Absent: C. Dunkle, H. Foote, W. Chidester)

Prayer- Robert Reimsnyder

Minutes- Last two meetings read and approved.

Clarification made by Jim Kramer that Columbia Gas Co. had only intended to install gas lines this year on Pennsylvania Road but at the August 21, 1988 meeting it was felt more appropriate to give them approval for all roads with the presumption that they might do them all at one time and save the reoccurring messes. All gas lines are laid under the edge of the road lines and roads are supposed to be 20 feet wide. Jim Kramer indicated that he would inform Columbia Gas of our general wish to have all roads equipped with gas.

Old Business- Jim Kramer indicated he had checked with Erie County on the availability of beach cleaning equipment. No such equipment is available.

The problem of the Heidelberg Beach plat registration with the Erie County Recorders Office was discussed. Federal regulations require that all land plats must be properly surveyed and recorded before a title guarantee firm is allowed to clear a title for transfer. The division of Heidelberg Beach into lots has allegedly never been recorded in Sandusky even though the overall Beach was formally surveyed in 1925 or 1926 and is accurately staked out with steel pins which are still intact. Jim Kramer indicated that he, along with Arnold Wilms and Bob Schaefer since last meeting had been searching the 1925 era records in an attempt to meet the recording requirements. Bob Schaefer mentioned that C. A. Judson, Civil Engineer and Surveyor, Sandusky, Ohio was the original surveyor but is now deceased. His survey files have passed on through one or two firms and are now in the possession of a surveyor firm in Norwalk and may require a fee to uncover and review. A motion was made by J. Kramer, seconded by G. Belmont, that Kramer/ Schaefer/ Wilms be allowed to spend a reasonable amount of funds for prints and surveyor file research charges to resolve the title guarantee problem. Passed unanimously. A motion was also made by J. Kramer, seconded by H. Bratton, to utilize the legal services of Trustee J. Schneider on matters concerning the Heidelberg Beach plat recording problem. Passed unanimously.

Real Estate- Three letters of recommendation were read for David and Jennifer Rohrbaugh

SEPTEMBER 3, 1988

to satisfy the Heidelberg Beach membership requirements for the purchase of the Lerch property (Lots 30 and 31 and dwelling). Missing was the letter from their Pastor indicating that they were members in good standing of a Christian Church. J. Kramer made a motion, Seconded by G. Belmont, that the Rohrbaugh application be tentatively approved in anticipation of timely receipt of the Pastor's letter so that in the interim, R. Schaefer and J. Schneider could process the title transfer. Passed unanimously. A letter of recommendation was read for the transfer of the interests of Lorene Kennedy (deceased) to her nephew, William Hertzner in the Kennedy/Hertzner property (Lots 53 and 54 and dwelling). No action was taken in lieu of receipt of a second letter of recommendation and a letter from his Pastor. Concern was raised for the proper care and storage of historical Heidelberg Beach Trustee Minutes and other records. Jim Kramer announced that he was in the possession of the older ones and suggested that they be microfilmed if the cost is reasonable. J. Schneider is to investigate this. In the interim, all real estate transaction. Paper work, including letters of recommendation are to be kept as discrete packages by the Real Estate Trustee, J. Schneider. The Secretary was requested to remove this material from his Trustee Minutes books and give it to Schneider.

Correspondence- Three letters of concern were received from property owners over the poor condition and maintenance of the Earl and Ina Foote cottage (Lot #11). The concern was for the very unsightly condition of the paint and the roof and the lack of care of the surrounding lot and the impact that it was having on the value and appearance of property in the vicinity ... and of the Beach as a whole. A motion was made by W. Ossman, seconded by C. Schuman, that the Secretary send Mr. & Mrs. Foote a letter of concern with a reference to the signed covenants they made when signing their Lease. Repair and general yard and cottage improvement is required within 6 months of the receipt of this letter as outlined in the Lease text. Motion passed unanimously.

New Business- Because of a misunderstanding between Zoning and Buildings Committee Chairman Paul Clevenger and Gordon Belmont on the building of a small deck (porch) on the front of the Belmont residence (Lots 62 and 63), Belmont had started construction before obtaining formal Board of Trustees approval. Board members present visited the Belmont. Construction site to view the construction which had been stopped to await discussions at this meeting. It appeared the deck, as framed in, would indeed approach the front lot line closer than the 20 foot limit as contained in our Heidelberg Beach building restrictions. The exact variation was not determined (measured) at the time. Because of the circumstances leading up to the construction as it stood and after considerable discussion, a motion was made. by J. Kramer, Seconded by R. Schaefer, to grant Belmont a Variation from our Heidelberg Beach rules as long as his plans were

SEPTEMBER 3, 1988

altered to place steps from the ground to deck level on the North or South sides of the deck instead of on the East side as shown on his submitted plan sketch. Approved.

-The Secretary was requested to send thank you letters to Tom Dunkle and Gordon Spirakus and their families for hosting the Fish Fry on August 27.

-J. Kramer plans to have the two the two large trees on the Promenade felled by storms replaced in the Spring.

-Leaf Raking Day was set at Saturday, November 12 or Rain day November 19 - Secretary to send out notices...Trustee meeting at 3PM.

-Secretary was asked to contact Agnes Rohrbaugh on the status of the purchase of a new organ for the Pavilion.

-Harvey Foote requested approval to store equipment in the storage shed over Winter. No action taken pending more information.

W. R. Ossman, Secretary

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88-27

Enlargement of porch for Gordon Belmont (Lots 62& 63)

pg323 130 88-28
bk of 88-27 showing plot plan

Heidelberg Beach Association anchor
 5317 WEST LAKE ROAD
 VERMILION, OHIO 44089

September 5, 1988

Dear Earl and Ina Foote:

At a meeting of the Board of Trustees of Heidelberg Beach on September 3, 1988, letters from several fellow property owners concerning the deteriorating Conditions of your Cottage on Pennsylvania Road were reviewed. The main area of Concern is the poor external appearance of the Cottage (paint and roof) and the lack of any visible attention given to its surrounding yard. This unsightly appearance is very disturbing to your neighbors and to all members of the Heidelberg Beach Association.

The purpose of this letter is to remind you of hype covenants you agreed to when you signed your Lease for Lot #11 at Heidelberg. In essence, as a Lessee you, among other covenants, agreed to maintain your yard and improvements thereon (cottage) in good condition and repair. The lease also states that if a default on any of the covenants is not cured within 6 months after notice of such default as delivered, in writing to the lease, the Lessor may thereupon terminate the Lease.

As Secretary of the Board of Trustees of Heidelberg Beach, I have been instructed by the Board to serve you notice of the immediate need to improve the external appearance of your cottage. One week from the date of this letter, September 12, 1988 shall be considered the start of the 6 month period. We trust your love of Heidelberg Beach will be considered in this matter. Sincerely, W.R.Ossman, Secy.

HEIDELBERG BEACH LEAF DAY - NOV.12---
Save Saturday, November 12 (or Nov. 19 in event of rain) for fellowship and leaf raking. Bring a Covered dish to share for lunch - and your own table service. Sloppy Joes will be provided. If you cant make it, send a substitute!

*W.R.Ossman
 Secretary*

Trustees meeting @ 3PM on Leaf Raking Day.

HEIDELBERG BEACH ASSOCIATION
STATEMENT OF CONDITION
FOUR MONTH PERIOD ENDING OCTOBER 31, 1988

<u>ASSETS</u>	Before Close <u>10-31-88</u>	After Close <u>6-30-88</u>	After Close <u>6-30-87</u>	After Close <u>6-30-86</u>
Cash in Bank				
General Account	\$ 3,180.12	\$ 8,825.23	\$17,787.86	\$18,776.28
Reserve Fund	closed	closed	2,327.73	2,327.73
Recreation Fund	closed	closed	(5.80)	(5.80)
Total Cash in Bank	\$ 3,180.12	8,825.23	\$20,109.79	\$21,098.21
Fixed Assets (Costs)	23,891.17	23,891.17	23,891.17	23,891.17
Less Depreciation	17,490.89	17,490.89	16,531.81	15,897.28
Book Value Sch. "A"	\$ 6,400.28	6,400.28	\$ 7,359.36	\$ 7,993.89
Land Valuation	46,068.00	46,068.00	46,068.00	46,068.00
Invested Cash Sch. "B"	22,369.42	21,879.11	508.89	386.34
Accounts Receivable	-0-	291.82	2,314.04	852.79
Notes Receivable	225.24	225.24	250.28	275.32
Expenses	5,962.00	-0-	-0-	-0-
Total Assets	\$ 84,205.06	\$83,689.68	\$76,610.36	\$76,674.55
 <u>LIABILITIES</u>				
Income	\$ 327.12	\$ -0-	\$ -0-	\$ -0-
Capital	68,159.02	68,159.02	68,159.02	68,159.02
Retained Earnings	14,081.47	14,081.47	8,451.34	8,515.53
Restricted Funds	1,637.45	1,449.19	.00	.00
Total Liabilities	\$ 84,205.06	\$ 83,689.68	\$ 76,610.36	\$76,674.55

HEIDELBERG BEACH ASSOCIATION
OPERATING STATEMENT
FOUR ONTHS ENDING
OCTOBER 31, 1988

	10-3-88	6-30-88
RECEIPTS		
PROPERTY VALUES	0.00	\$33,143.32
WATER USAGE	0.00	4,104.00
SEPTIC TANK CHARGES	0.00	2,025.00
PER LOT CHARGES	0.00	3,822.00
LATE FEES & NOTE INTEREST	25.07	95.93
TOTAL RECEIPTS	<u>\$327.12</u>	<u>\$43,190.25</u>
EXPENCES		
STREET LIGHTS	130.03	\$380.01
MOWING	2,060.00	4,030.00
MISC'L GROUNDS	18.81	173.68
TOTALS	<u>\$2,209.84</u>	<u>\$4,583.69</u>
TREES	65.00	(\$200.00)
WATER USAGE	2,941.85	3,933.35
SEPTIC TANK CLEANING	0.00	1,980.00
SEWER	0.00	0.00
ROAD REPAIR	0.00	0.00
REFUSE COLLECTION	450.00	1,300.00
STAT.SUPP.& PST.	130.68	145.87
INSURANCE	0.00	2,897.50
SERVICES	75.00	497.36
MEMBERSHIP GOODWILL	89.63	
ERIE CO. TAXES	- 0.00	20,209.66
PROPERTY TAX DEFICIT	- 0.00	1,174.64
DEPRECIATION	0.00	959.08
GRAND TOTALS	<u>\$5,962.00</u>	<u>\$37,481.15</u>
COLLECTIONS OVER COST	-5,634.88	5,709.10

FINANCIAL STATEMENT FOOTNOTES
OCTOBER 31, 1988

SCHEDULE 'A'

FIXED ASSET DETAILS

<u>DESCRIPTION</u>		<u>LIFE</u>	<u>COST</u>	<u>BALANCE</u>
ENTRANCE LIGHTS	1984	15 YRS	448.89	299.29
LEAF MULCHER	1984	5	662.44	139.16
PAVILION FLOOR	1986	18	4325.00	3529.16
PIER IMPROVEMENT	1965	25	8208.24	684.24
PIER IMPROVEMENT	1974	10	4420.00	.00
SEWER MANHOLE COVERS	1966	25	900.00	114.00
STORAGE BUILDING	1985	18	1720.82	1434.02
TREES	1965	30	662.39	200.46
ENTRANCE LIGHTS	1965	15	293.76	.00
TYPEWRITER	1980	7	293.67	.00
POWER SCYTHE	1974	10	1 75.91	.00
ADLER CALCULATOR	1974	7	119.00	.00
CHAIN-SAW	1974	7	273.60	.00
PAVILION	1965	15	974.00	.00
STREE SIGNS & POSTS	1971	10	257.40	.00
SUNSET BENCHES	1965	10	246.05	.00
			\$23,891.17	\$6,400.28

SCHEDULE 'B'

INVESTED CASH

UNRESTRICTED FUNDS		20,429.92
RESTRICTED FUNDS		
WAGNER MEMORIAL		
FOR CAPITAL IMPROVEMENTS	112.10	
CORINNE SCHUMAN MEMORIAL		
FOR PLAYGROUND EQUIPMENT	1303.66	
SANDERS MEMORIAL	101.00	
KESSLER MEMORIAL	120.00	
TOTAL RESTRICTED FUNDS		1637.45
TOTAL INVESTED CASH		\$ 22,369.42

HEIDELBERG BEACH ASSOCIATION
1988 Summer Church

Previous Balance as of June 30, 1988 \$ 424.62

RECEIPTS AND STATISTICS

<u>Date</u>	<u>Minister</u>	<u>OFFERING</u>
7-3-88	C. GRAHAM	\$143.62
7-10-88	T. WEBESTER	102.58
7-17-88	W. CHIDESSTER	118.25
7-24-88	P. ROHRBAUGH	51.81
7-31-88	P. DEPPEN	82.84
8-7-88	R. HAHN	117.50
8-14-88	J. DUMKE	90.45
8-21-88	W. NELSON	142.25
8-28-88	R. GRUNAU	75.00
9-4-88	E. SMERCINA	<u>131.50</u>
	Totals	\$1,055.80

EXPENSES

TEN PASTORAL FEES	\$780.00
ELECTRICITY TO DATE	64.39
CHURCH SCHEDULE, ETC.	<u>59.13</u>
TOTAL	\$ 903.52
RECEIPTS IN EXCESS OF EXPENCES	<u>152.28</u>
BALANCE AS OF OCTOBER 31, 1988	\$ 576.90

ATTENDANCE FOR TEN SERVICES 783.

Total contributions of \$1055.80
divided by 783 attendance = \$1.35

TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
NOVEMBER 12, 1988
HOME OF J. KRAMER, HEIDELBERG

BEACH, 3 PM

(This meeting followed a successful Leaf Raking Day at the Beach with 40 to 50 participants working and lunching together.)

Trustees Present: R. Reimsnyder, W. Pretzer, C. Schuman, G. Belmont, H. Bratton, C. Dunkle, H. Foote, J. Schneider, J. Kramer, W. Ossman (Absent: Rev. Wm. Chidester, R. Schaefer)

Prayer: Robert Reimsnyder

Minutes: The minutes of the September 3, 1988 meeting were approved as read.

Old Business: The status of filing an up-to-date Heidelberg Beach plat drawing with the Erie County Recorder was discussed. A motion was made by H. Foote and seconded by C. Dunkle to allow Jim Kramer to continue to pursue his work in establishing a permanent plat drawing for filing. Passed unanimously.

Real Estate: Letters of recommendation for Heidelberg Beach Association membership were read from Carol and Tom Dunkle and Harvey and Joyce Foote for Brenda Hartel for the purchase of the cottage of Mrs.: Albert Pretzer (Lots 9 and 10). The letters were accepted by the Board, but the letter from a minister, as required, was missing so processing was held up. The required letter from a minister was received from Paul David and Jennifer Rohrbaugh for the Lerch Property (Lots 30 and 31) and this was accepted as the final recommendation letter required for the transfer of this property. Letters were read-concerning the Settlement of the estate of Lorene Kennedy (deceased) which differed from that reported at the meeting of 9/3/88. Lots 53 and 54 were previously owned jointly by Anne M. Hertzner and Lorene Kennedy. New division of ownership as outlined in the estate settlement was:

	<u>Lot 53</u>	<u>Lot 54</u>
Anne M. Hertzner	1/2	2/3
William F. Hertzner	1/6	1/9
Martha L. Hammel	1/6	1/9
J. David Hertzner	1/6	1/9
	3 1/6 = 1/2	3 1/9 - 1/3

A motion was made by J. Schneider to approve this arrangement since it was the legal settlement of an estate-- seconded by W. Pretzer and approved.

New Business- A letter dated 11/12/88 from Harry Bratton was read concerning permission to raze the dwelling on Lot #43 if this is decided upon in the near future. It was moved by J. Kramer and seconded by C. Schuman that permission be granted. Approved unanimously. A written request, accompanied by a detailed drawing was received J. Tereshko, Lot 45, to rebuild/replace the existing porch and steps of the house facing the path, requiring a variation from Heidelberg Beach Building rules. The plans were reviewed, acknowledging that the steps would be closer to the path than the 20 foot minimum clearance, but not extending beyond the existing path tree line. Motion by W. Ossman and seconded by H. Foote that the variation be granted. Approved unanimously.

The Heidelberg Beach Association "Statement of Condition" Report dated October 31, 1988 as prepared by R. D. Schuman was reviewed in detail. The follow-report items were discussed:

1. Church attendance is down from past years but church offering income was adequate to pay expenses with only a small excess available for future contingencies. The pastoral fee structure of \$80 for ministers and \$60 for lay preachers newly implemented in 1988 was discussed for appropriateness. It was decided to leave these fees in effect for 1989 with the possibility that members would have to be assessed in the event church expenses exceed income. All members (and guests) are to be urged to attend the Sunday services and to increase their church offerings. The possible future use of envelopes and pledges was suggested. Agnes Rohrbaugh is to be requested to continue as the person to arrange for guest ministers with assistance from Evelyn Kramer.

2. The Suggested Budget of 7-1-88 thru 6-30-89 was recommended for adoption with the addition of two more line items-- \$1000 annually for Beach Maintenance and \$1000 annually for Creek Maintenance. It was decided to leave Road Maintenance at \$2000 for 1989 since a reserve of \$4155 has been built up, but it is recognized that a major road expenditure will be needed in the near future. Moved by C. Schuman and seconded by J. Kramer that this budget be approved. Passed unanimously.

Secretary Ossman mentioned that the Trustee meeting minutes from 1961 to present had been received by him and placed chronologically in binders-- except that years 1974 and 1975 were missing and must be located. He also noted that there was a need to add a Trustee indemnification clause to the By-Laws of the Heidelberg Beach Association as approved at the Annual Meeting of July 19, 1986.

The secretary was requested to prepare wordage of this clause for review at the next meeting. There was also a need to revise our Association appointed Agent on file with the State of Ohio to replace Wayne Reid. Secretary Ossman was requested to be the Agent and J. Schneider volunteered to prepare the required forms for signatures.

Next WORK DAY was selected as May 2, 13 1989 @ 9:00 AM with a pot luck lunch at 12:30PM (covered dish- also bring work tools). Trustees meeting at 2:30 PM unless an earlier meeting is required to handle unforeseen business.

W. R. Ossman, Secretary

Nov. 12, 1988

*I would like permission from
the board to raze my house on
lot 43 West Virginia Road.*

Harry Bratton

Request for variance to the property at 45 West Virginia Ave. concerning a stoop / step replacement of the existing steps.

We apologize for violating any association regulations concerning outside construction. We were not aware of the regulations and since we were replacing existing steps within the dimensions of the sandstone pad on which the steps were positioned it never occurred to us that they would be considered anything but a replacement.

The existing steps presented a safety problem because the porch door swung out ,so you had to back and down to allow clearance for the door swing. Small child, short persons and elderly had difficulty reaching the door knob and execute opening the door etc. because the top step was approximately 10" below porch floor level.

The existing steps were positioned on a 60"X 60" sandstone slab elevated slightly (6") to compensate for the terrain. In order to alleviate the above mentioned problem a stoop was constructed slightly smaller than the sandstone slab and elevated 30" or about 6" below the porch floor level The steps were positioned 90 deg. so as not to extend into the neutral grass common property.

The overall plan calls for a terraced flower garden to be constructed to provide for a visual blending of the raised stoop and stairs

A drawing of the stoop / step plan is provided to illustrate the relationship to the front porch and sloping terrain An overlay of the terrace concept (plan) is included.

An inconspicuous rail will have to be constructed and is not included in these plans. The railing is necessary for safety reasons.

*Joseph W. Tereshko Nov. 11, 1988
Variance Approved by Board 11 - 12 - 88*

December 15, 1988

Mr. Robert Reimsnyder, President
For Board of Trustees
Heidelberg Beach Association
West Lake Road
Vermilion, Ohio 44089

Gentlemen:

The following comments are made to familiarize the current Board of Trustees with certain historical data that I feel is most important and should be considered before any contact is made with Erie County Officials to change our method of transferring property at Heidelberg Beach.

Recently, I have had several discussions with Heidelberg Beach leaseholders and/or Trustees revealing the fact that plans are being formulated to survey arid plot Heidelberg Beach. I understand the reason for this action is to provided Title Companies the opportunity to guarantee titles on individual lots, to satisfy mortgage companies, banks and savings and loan institutions.

Though the passage of time, and the turnover of property owners, and trustees, it appears that we are neglecting certain controls that our founders put in place for our own protection.

Our founders convinced Erie County to consider Heidelberg as farm land and tax us accordingly. Any buildings erected were to be reported to the county and added to our overall tax duplicate. This policy is still in existence today even though it may be more sophisticated. When Heidelberg was nearly 100% developed, the county approved periodic appraisals for tax purposes. At this; point in time, they asked for a plot of Heidelberg, and names and addresses of Lease Holders, as they wanted to tax each of us individually. The trustees resisted, and after several meetings with the county auditor, a compromise was reached. The plot was given to the appraisers provided we continued to be taxed as farm land with buildings.

Incidentally the appraisers established the foot frontage rates at this time. The theory behind their figures were the closer your property to the beach, plus the number of feet .your lot had on a particular road or roads established the rate.

The end result, the Trustees still had control over the transfer of property as well as the continued procedure of added Heidelberg Beach maintenance costs to the county tax duplicate. based on unbiased county values.

The ninety-nine year lease, issued to approved members, by the Board of Trustees, was drafted with binding restrictions to prevent the transfer of property without the knowledge of the Trustees. The paragraph I refer to reads:

Lessee shall use and occupy said premises in a care-: full, 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 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.

The assignment of the property has come to the fore many many times, as buyers attempted to mortgage the property, to obtain purchase money. In all discussions by the Board of Trustees, that I am aware of, the decision to retain the restriction has prevailed.

On occasion, certain members have obtained funds from a bank to purchase property, and the bank has recorded a Lien on the restricted leases. The bank in question, was accepting these loans, as a bank subject to State regulations. The bank was sold to another State bank who later changed their charter to a National Bank. When this happened their regulations pertaining to conventional home mortgages became more restrictive. Ninety nine year leases with restrictions were no longer acceptable. Federal Savings & Loans and National Mortgage companies have the same restriction.

The latest "fly in the ointment" is the development of Government guaranteed mortgage pool investments. To avoid placing a long term debt on their books financial institutions "pool" the mortgages they make and sell them to the public: as investments.

Individual mortgages must be "boilerplate" to qualify as a pooling asset, the documents must include a note, mortgage, insurance, title guarantee and warranty deed. A restricted lease does not qualify and a title company would leave themselves wide open to a law suit should they issue a title guarantee. I remind you, that by design, the Trustees can transfer the property, on the books of Heidelberg Beach regardless of any liens on the property.

If we were to change our current method and issue a clear title to the property, the lot owner could then mortgage the property. Should a foreclosure occur the property would be sold at public auction and we would be forced to accept the new owner without qualification.

I realize the factors conveyed above makes it rather difficult on prospective buyer's of Heidelberg Beach property, but, if we plan to control who we want as neighbors, I suggest we "let sleeping dogs lie".

Please believe me when I say I am not trying to usurp anyone's authority. I felt it necessary to document the above information from my past experience with the transfer of property, as well as my association with the Board of Trustees since 1950.

If I can be of additional service, please do not hesitate to call me.

Respectfully submitted

Ray D. Schuman
Ray D. Schuman

RDS / mcs

cc: Mr. W. R. Ossman, Sec'y.

TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
JANUARY 21, 1989
KRAMER'S RESIDENCE- HEIDELBERG BEACH-10AM

Trustees Present- R.Reimsnyder, J. Kramer, C. Schuman, J. Schneider, C. Dunkle, W. Ossman. (Guest by Request: R. D.Schuman)

This special meeting was called to discuss the attached letter from Ray D. Schuman concerning contacts with Erie County involving property ownership at Heidelberg Beach. Since a Quorum of seven members was not present., only discussion took place. It was felt prudent, however, to prepare minutes of the meeting for the record and for the benefit of Trustees not present.

A lengthy discussion took place on the structure of the Heidelberg Beach property ownership, the Association ownership of all the land, with leasing of lots to members. Consensus was that there is no present desire to change this arrangement which has been in existence since Heidelberg Beach was started. Any change would require a full restructuring of the Association and its Constitution and By-Laws and would be detrimental to continued existence of the Beach as we know it today.

Jim Kramer indicated that his present efforts in researching changes to lot lines and property boundaries is only to update our overall drawing to the present status and ultimately for filing with the County. It must yet be determined whether the original drawing on file can be revised by making a photographic copy and adding marginal notes on the few changes involved, or whether a full new drawing is required. If a revision of old is possible, notes added concerning changes could be attested to by Board members signatures on the drawing and notarized. If a new drawing is necessary, it was felt this should be prepared by a State of Ohio Registered Surveyor for validation purposes. It was not felt a resurvey should be necessary since all boundary and lot line steel pins installed by professional surveyors and are still intact.

Other Business- No action could be taken on the transfer of the Adele Kleinecke property (Lots #19,20,21) since a quorum did not exist.

Jim Schneider exhibited a new rider to the Beach liability insurance policy calling for posting of the beach area when no life guard is on duty. A new sign must be prepared for posting at either the top or bottom of each path to the beach areas. Suggested wording on the sign is "SWIM AT YOUR OWN RISK- NO LIFE GUARD". Jim Schneider will check with the insurance company to see if its wordage will fulfill their posting requirements.

Secretary Will Ossman indicated he has placed in binders all Trustee and Annual Meeting minutes from 1961 to present. The same must be done for minutes from 1924? thru

JANUARY 21, 1989

1960, if these can be located. He also passed out copies our present By-Laws with three proposed revisions based on past Annual Meeting actions. Wordage must be finalized and approved by the Board for ballot at our 1989 Annual Meeting.

Bob Reimsnyder announced that Agnes Rohrbaugh had sent him a note indicating her desire, after 10 years, to pass the job of obtaining ministers for the summer Sunday religious services to someone else. The Secretary was requested to send her a thank you letter and some other form of service recognition is to be discussed at a future meeting. Rev. Paul Rohrbaugh has consented to take over this duty for summer 1989 and future.

NEXT MEETING: The next meeting of the Board of Trustees is scheduled for 10 AM, Saturday, April 8, 1989 at the home of Charlene Schuman, Heidelberg Beach. Agenda items are:

1. Pending property transfers
2. Continuation of discussions on Heidelberg Beach property ownership, if necessary
3. By-Law changes (Constitution changes also?)
4. Other current business

W. R. Ossman, Secretary

Heidelberg Beach Association
5317 WEST LAKE ROAD
VERMILION, OHIO 44089

anchor

January 27, 1989

Dear Agnes:

The Board of Trustees of Heidelberg Beach, speaking for the members of the whole Association, wish to thank you for your years of dedicated Commitment in obtaining ministers for our summer religious services. We know that this has been a difficult job, involving many frustrations each year. The services have been well received, well attended, and have provided a continuation of the Christian Spirit upon which Heidelberg Beach was founded.

No words can adequately express our appreciation for the work you have done.

Sincerely,

*The Board of Trustees
W. R. Ossman, Secretary*

Department of State

The State of Ohio

Sherrod Brown
Secretary of State

342343

Certificate

Is hereby certified that the Secretary of State of Ohio has custody of the Records of Incorporation and Miscellaneous Fillings; that said records show the filing and recording of AGS of

HEIDELBERG BEACH ASSOCIATION

United States of America
Sate of Ohio
Office of the Secretary of State

Recorded on Roll G558 at Frame 0153 of
the Records of Incorporation and Miscellaneous **Fillings**.

**Witness my hand and the seal of the Secretary of State, at the
City of Columbus, Ohio, this 31St day of JAN,
A.D. 1989.**

(seal of Ohio)

Sherrod Brown
Sherrod Brown
Secretary of State

G0558-0453

APPROVED

By DB

Date 1-31-89

Amount 3.00

*342343

SUBSEQUENT APPOINTMENT OF AGENT
Sections 1701.06 (D) Revised Code

KNOW ALL MEN BY THESE PRESENTS, That WILBUR R. OSSMAN, of 7505 Wake Robin Drive, Parma, Ohio, Cuyahoga County, Ohio, 44130, a natural person residing in this state, is hereby appointed as the agent on whom process, tax notices and demands against the HEIDELBERG BEACH ASSOCIATION, may be served to succeed WAYNE REID, former agent, heretofore appointed as agent, which appointment is hereby made pursuant to a resolution of the Board of Trustees passed on the twelfth day of November, 1988. All previous appointments are hereby revoked.

BY: Robert E. Reimsnyder
Robert E. REIMSNYDER, PRESIDENT
Willard Pretzer
WILLARD PRETZER, VICE PRESIDENT
Wilber R. Ossman
WILBUR R. OSSMAN, SECRETARY

Vermilion, Ohio
November , 1988.

GENTLEMAN : I hereby accept appointment as the agent of your corporation upon whom process, tax notices or demands may be served.

Wilber R. Ossman
WILBUR R. OSSMAN

pg341 148

G0558-0151

(seal) State of Ohio
Department of State
Date 2/09/89

Number 342343

Sherrod Brown
Secretary of State
Receipt No. 56903
G558-0151 0337

Received of
or filed by _____ HEIDELBERG BEACH ASSOCIATION _____
The sum of \$ _____ 3.00 _____ for filling _____ AGS _____ of _____

Returned to: 56903
HEIDELBERG BEACH ASSOCIATION
ATT:W.D.REID
WEST LAKE RD.
VERMILION, OH 44089

AGS 3.00

\$ _____

RECEIPT

Name:
sec 6001 HEIDELBERG BEACH ASSOCIATION

Total Fee: \$ _____ 3.00 _____

PG342 149

February , 1989

*Dear Bd. Member
My Family Has
Found The Following
Play System Which
We Feel Would Be
A Fitting Memorial
To My Sister. Please
Call 216-967-8822
If You Feel This Would
Be Inappropriate Before
Feb. 27th. Free Installation Is Available
If We Meet The Time Line.*

*Thanks
Char
Schuman*

Deluxe Package 1 includes:

The Rainbow Tower
Safety Scoop Slide
4 Station Swingbeam
2 Sling Swings (with waist chain)
Trapeze Rings Combo
Flying Saucer (1" rope with disc)
Canopy & Flags
Steering wheel

19' X 14' of 4"X4" & 4" X 6"
made of redwood
Deluxe Package I \$1588. 00
Installed May 1989 10 yr. warranty

Inventory of Safety Deposit Box #265

Envelope #1 (Dark Brown)

Legal Papers --

- *Warranty Deed dated Nov. 20, 1924 from Geo. & Carl Friebolin to E. O. Schaad, Trustee*
- *Statement of Title dated Nov. 17, 1924 21.45 Acres of land*
- *Quit Claim Deed dated June 1, 1950 or 1 from Henrietta school to H. Beach Assoc.*
- *Deed & Title Guarantee for 50' East Buffer Zone*

DISCARD ** Statement of Continued Existence - State of Ohio (Willard Pretzer agent 1972)*

- *Certification of resolution of Lodge or Similar Org.- Lorain National Bank 9/4/78*
- Original Option to buy H . Beach land*
- *Cancelled Mortgage Deed*
- *Other early papers*

Envelope #2

Title Papers

- *Title Guarantee - Parks & Eisele, 10/25/65*
Land Title Guarantee & Trust # G - 147,788
- *Quit Claim Deed Henrietta School to H B Assoc. 10/2/65*
- * “ “ “ Trustees as of 10/2/65 to H. B. Assoc. “*
- * “ “ “ Trustees of Earlier date to “ “ ? “*
- 2 Erie County Deed recording records 10/6/65*
- *Blue Print of Walter Pretzer “ Block B “ lot sale Survey*

Box 03 30265 2

AUTHORITY OF A CORPORATION, SOCIETY, LODGE, CHURCH OR
SIMILAR ORGANIZATIONS TO SECURE A SAFE DEPOSIT BOX AND
TO DESIGNAT THE PERSONS TO HAVE ACCESS THERETO.

TO; LORAIN NATIONAL BANK

Vermilion Branch Date 2 - 21 - 89
At a regular meeting of Trustees
of Heidelberg Beach Association was
held on the 12th day of November 19 88 at which a quorum of the
governing body was present, a resolution was presented and unanimously
passed, authorizing the proper members, and/or employees, and/or officers
designated below to secure, by rental agreement from the above bank, a
safe deposit box, and for any one of _____ persons designated to have
access thereto;

NAME	TITLE	SPECIMAN SIGNATURE
<u>Robert Reimsnyder</u>	<u>President</u>	x <u>Robert E. Reimsnyder</u>
<u>Wilbur R. Ossman</u>	<u>Secretary</u>	x <u>Wilbur R. Ossman</u>
<u>Charlene R. Schuman</u>	<u>. Treasurer</u>	X <u>Charles R. Schuman</u>

The authority herein given is to remain so far as the above bank is
concerned until it be notified in writing of the revocation of such
authority and shall in writing acknowledge receipt thereof.

Affix Seal Below

x Wilbur R. Ossman
Secretary

pg345 152

Name Heidelberg Beach Assoc.

Box No. 03-302652

THE LORAIN NATIONAL BANK
SAFETY DEPOSIT BOX

CONTRACT

Annual Rate \$ 23.00

LORAIN, OHIO

FEB. 21ST, 1989

Received from Heidelberg Beach Assoc., herein after called the lessee, \$ 0.00 for the pro-rated rent of safe deposit box # 265 in the Vermilion Branch of The Lorain National Bank Vermilion Ohio. for the calendar year ending Dec. 31, 1989

The liability of said Bank to the Lessee under this instrument or otherwise, is limited to the exercise ordinary diligence to

prevent the opening of said safe by any person other than Lessee 's duly authorized deputy or legal representative.

disappearance of any of the contents of said safe.

This receipt is issued subject to the rules and regulations prescribed by said Bank printed upon back of this Receipt which are hereby made part hereof, and such further rules or regulations as may be prescribed by said Bank hereafter.

THE LORAIN NATIONAL BANK

Heidelberg Beach Assoc.
W. Lake Rd. Vermilion, Ohio 44089
X Wilbur R. Ossman

By Keith H. Kapanke

Address of Lessee

APPOINTMENT OF DEPUTY

I HEREBY DESIGNATE See Resolution until this authority is revoked by me in writing. This appointment of deputy revokes the authority of any prior deputy.

Signature and Address of Deputy.

X Wilbur R. Ossman
Signature of Renter or Lessee.

Form No. 0244-P

SEE RULES AND REGULATIONS ON OTHER SIDE

(OVER)

Across this is printed

(Date)

--The conditions of the lease have been complied with and the same is, by mutual consent.
THE LORAIN NATIONAL BANK

by _____

Signature of Renter

HEIDELBERG BEACH ASSOCIATION

Statement of Condition
EIGHT MONTH PERIOD ENDING FEBRUARY 28, 1989

<u>ASSETS</u>	Before Close <u>2-28-89</u>	After Close <u>6-30-88</u>	After Close <u>6-30-87</u>	After Close <u>6-30-86</u>
Cash in Bank				
General Account	\$ 11,620.24	\$ 8,825.23	\$17,787.86	\$18,776.28
Reserve Fund	closed	closed	2,327.73	2,327.73
Recreation Fund	closed	closed	(5.80)	(5.80)
Total Cash in Bank	\$ 11,620.24	\$ 8,825.23	\$20,109.79	\$21,098.21
Fixed Assets (COSTS)	23,891.17	23,891.17	23,891.17	23,891.17
Less Depreciation	<u>17,490.89</u>	<u>17,490.89</u>	<u>16,531.81</u>	<u>15,897.28</u>
BOOK VALUE SCH. "A"	\$ 6,400.28	\$ 6,400.28	\$ 7,359.36	\$ 7,993.89
Land Valuation	46,068.00	46,068.00	46,068.00	46,068.00
Invested Cash SCH. "B"	22,692.74	21,879.11	508.89	386.34
Accounts Receivable	362.40	291.82	2,314.04	852.79
Notes Receivable	225.24	225.24	250.28	275.32
Expenses	<u>22,725.61</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Total Assets	\$110,094.51	\$83,689.68	\$76,610.36	\$ 76,674.55
 <u>LIABILITIES</u> 				
Income	\$ 26,192.56	\$ -0-	\$ -0-	\$ -0-
Capital	68,159.02	68,159.02	68,159.02	68,159.02
RESTRICTED FUNDS	1,661.46	1,661.46	.00	.00
Retained Earnings	<u>14,081.47</u>	<u>14,081.47</u>	<u>8,451.34</u>	<u>8,515.53</u>
Total Liabilities	\$ 110,094.51	\$ 83,689.68	\$ 76,610.36	\$ 76,674.55

HEIDELBERG BEACH ASSOCIATION

FINANCIAL STATEMENT FOOTNOTES
FEBRUARY 28, 1989

SCHEDULE 'A'

FIXED ASSET DETAILS

<u>DESCRIPTION</u>		<u>LIFE</u>	<u>COST</u>	<u>BALANCE</u>
ENTRANCE LIGHTS	1984	15 YRS	448.89	299.29
LEAF MULCHER	1984	5	662.44	139.16
PAVILION FLOOR	1986	18	4325.00	3529.16
PIER IMPROVEMENT	1965	25	8208.24	684.24
PIER IMPROVEMENT	1974	10	4420.00	.00
SEWER MANHOLE COVERS	1966	25	900.00	114.00
STORAGE BUILDING	1985	18	1720.82	1434.02
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TYPEWRITER	1980	7	293.67	.00
POWER SCYTHE	1974	10	175.91	.00
ADLER CALCULATOR	1974	7	119.00	.00
CHAIN-SAW	1974	7	273.60	.00
PAVILION	1965	15	974.00	.00
STREET SIGNS & POSTS	1971	10	257.40	.00
SUNSET BENCHES	1965	10	246.05	.00
			\$23,891.17	\$6,400.28

SCHEDULE 'B'

INVESTED CASH

UNRESTRICTED FUNDS		21,031.28
RESTRICTED FUNDS		
WAGNER MEMORIAL		
FOR CAPITAL IMPROVEMENTS	113.73	
CORINNE SCHUMAN MEMORIAL		
FOR PLAYGROUND EQUIPMENT	1322.61	
SANDERS MEMORIAL	103.17	
KESSLER MEMORIAL	121.95	
TOTAL RESTRICTED FUNDS		<u>1,661.46</u>
TOTAL INVESTED CASH		\$ 22,692.74

HEIDELBERG BEACH ASSOCIATION
OPERATING STATEMENT
EIGHT MONTHS ENDING
FEBUARY 28, 1989

	2-28-89	6-30-88
RECEIPTS		
PROPERTY VALUES	23,286.13	\$33,143.32
WATER USAGE	2,280.00	4,104.00
SEPTIC TANK CHARGES	0.00	2,025.00
PER LOT CHARGES	0.00	3,822.00
LATE FEES & NOTE INTEREST	25.07	95.93
INVESTMENT INTEREST	601.36	
TOTAL RECEIPTS	\$26,192.56	\$43,190.25
EXPENCES		
STREET LIGHTS	285.60	\$380.01
MOWING	2,260.00	4,030.00
MISC'L GROUNDS	19.81	173.68
TOTALS	\$2,565.41	\$4,583.69
TREES	65.00	(\$200.00)
WATER USAGE	3,915.95	3,933.35
SEPTIC TANK CLEANING	0.00	1,980.00
SEWER	0.00	0.00
ROAD REPAIR	0.00	0.00
REFUSE COLLECTION	850.00	1,300.00
STAT.SUPP.& PST.	307.68	145.87
INSURANCE	0.00	2,897.50
SERVICES	101.00	497.36
MEMBERSHIP GOODWILL	89.63	
ERIE CO. TAXES	14,830.74	20,209.66
PROPERTY TAX DEFICIT	- 0.00	1,174.64
DEPRECIATION	0.00	959.08
GRAND TOTALS	\$22,725.61	\$37,481.15
COLLECTIONS OVER COSTS	3,466.95	5,709.10

HEIDELBERG BEACH ASSOCIATION
1988 Summer Church

PREVIOUS BALANCE JUNE 30, 1988. \$ 424.62

RECEIPTS AND STATISTICS

<u>DATE</u>	<u>MINISTER</u>	<u>OFFERING</u>
7-3-88	C. Graham	\$143.62
7-10-88	T. Webster	102.58
7-17-88	W. Chidester	118.25
7-24-88	P. Rohrbaugh	51.81
7-31-88	P. Deppen	82.84
8-7-88	R. Hahn	117.50
8-14-88	D. Dumke	90.45
8-21-88	W. Nelson	142.25
8-22-88	R. Grunau	75.00
9-4-88	E. Smercina	<u>131.50</u>
	TOTALS	1055.80

EXPENSES

Ten pastoral fees	\$780.00
Electricity To Date	126.69
Church Schedule, Etc.	<u>59.13</u>
TOTALS	\$965.89

RECEIPTS IN EXCESS OF EXPENCES \$ 89.98

BALANCE AS OF FEBRUARY 28, 1989 \$ 514.60

ATTENDANCE FOR TEN SERVICES 783

Total contributions of \$1055.80
divided by 783 attendees = \$1.35

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PLAT DWG. NO. 022-108-89 SHOWING 10' EASEMENT FOR COLUMBIA GAS
PIPES INSTALLED as of 2-28-89

Full length of Pennsylvania Rd. on east side

West Virginia Rd. on the East side from the South up to lot #41

West Vir. on the East from the North up to lot #38

Kentucky on the East side its full length joining Ohio on its South side

Indiana Rd. from Ohio Rd. south to lot 83 on the east side

Ohio Rd. extends from W. Virginia to the far side of house on lot 90
on south side of road

As of 4/20/2002 The line on Indiana has been extended South to lot 70

The line on Ohio has been extended west to the western side of lot 99

TRUSTEES MEETING

HEIDELBERG BEACH ASSOCIATION

APRIL 8, 1989

RESIDENCE OF WILLARD & BETTY PRETZER --10:00 AM

Trustees Present- R. Reimsnyder, J. Kramer, J. Schneider, C. Dunkle, H. Foote, G. Belmont, W. Pretzer, W. Ossman. (Absent- Rev. Wm. Chidester, R. Schaefer C. Schuman, H. Bratton)

Prayer- By R. Reimsnyder

Minutes- Last two meetings read and approved

Old Business- Since last meeting, Jim Schneider had corresponded with the Beach insurance company concerning the required lifeguard sign on the beach. The insurance company approved our suggested "SWIM AT YOUR OWN RISK - NO LIFE GUARD" sign wording. Charlene Schuman will be requested to have one or two signs fabricated in time for the 1989 season.

Secretary Ossman reported that he had Changed the approved list of officers who may enter the Heidelberg Beach safety deposit box at Lorain National Bank in Vermilion. These are R. Reimsnyder, Pres., Charlene Schuman, Treas., and W. Ossman, Secy. He indicated that he had made an inventory of the contents of the box which primarily contains deeds and deed associated documents. Of particular note was an 8 1/2 x 11 inch copy of a blueprint of the division of Reserved Lot "B" drawn up in 1939 with steel pin locations for Lot #100. A copy of this was turned over to J. Kramer for his Beach plat update work. The Secretary was requested to revisit the box to get copies of the deed to the 50 foot marginal strip purchased along our Easterly property lines for steel pin locations.

W. Ossman presented final proposed wording for three revisions to the Heidelberg Beach By-Laws. It was moved by J. Kramer, seconded by G. Belmont that the Board of Trustees approve the revisions as worded and recommend these to the Association membership at the July, 1989 Annual Meeting. Approved unanimously. Willard Pretzer agreed to type the revised By-Laws for distribution to the Association membership prior to the Annual Meeting (i.e., with the proxy mailing).

W. Ossman indicated that he did not have a copy of the Heidelberg Beach Association Constitution but would try to locate a copy for our permanent file. It will be scanned for any bearing that its wordage may have on our current By-Laws. He was requested to update the Heidelberg Beach Association Building Rules and Regulations and have this ready for the next meeting.

APRIL 8, 1989

Real Estate- J. Schneider presented the required letters of recommendation for membership for the transfer of Lots #19,20 and 21 from Adele Kleinecke to William and Virginia Mohr. The minister's letter was from the Clague Road United Church of Christ. It was moved by J. Schneider and Seconded by J. Kramer to accept them into the membership of the Association. Approved unanimously.

New Business- J. Kramer indicated that he would like to plant three new Association trees this Spring to replace trees felled by high winds in the past two years. This would include two trees on the Promenade and one near the Bratton Cottage. It was moved by W. Ossman and seconded by J. Schneider to allow Kramer to select the trees and hire the planting. Approved unanimously.

The installation of a new playground swing, slide, clubhouse combination as a memorial to Chorine Schuman was discussed. It was moved by W. Ossman and seconded by W. Pretzer to approve its installation in the present children's playground area. Approved unanimously.

A question was raised concerning the timing of the annual Heidelberg Beach Association budget --- whether it is more appropriate to be from January thru December, rather than the present July to July. This subject was deferred to the next meeting. See Tax Note attached.

Next Meeting- The Annual Spring Work Day was changed from May 2(?) to May 13, 1989 with a Trustees meeting scheduled for 2:30 PM on that day. The Secretary was requested to prepare a mailing to the membership for the Work Day.

W. R. Ossman, Secretary

pg353 160
sketch

1989 Tax Bills

Component # 1 box shows *First Half Erie County Taxes 1988* Jan. 1, Tax bill about Feb, 10
Component #2 box is *First half Operating Expenses for 1989*

box to right, shows *Last half Erie County 1988* tax bill due about June 10, end of box at Jan 31
box Last Half Beach Operating Expenses 1989

v

v

^

November
Board of Trustees
Set Budget for Up coming
year based on past
expenses

^

Annual Meeting
About July 15
Lease holders approve
Expenditures for past
year July 1 to July 1

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Nautilus Insurance Co.
Scottsdale, Arizona

Endorsement No. __1
ENDORSEMENT

ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE MO. DAY YR	INSURED	AGENCY AND CODE
L2928	04 22 89	HEIDELBERG BEACH ASSOCIATION	EDWARD J. Hull & ASSOCS., INC. #3400

IT IS HEREBY UNDERSTOOD AND AGREED FORM N 093(5-88)IS ADDED TO THE POLICY..

Jim:

Here is another endorsement
Nautilus Insurance Company
is adding to this policy.
Again, this endorsement
has to do with warning
signs posted on the beach.
This endorsement requires
that signs be posted that
no diving or jumping be
allowed into water besides
the posted sign for no
swimming - no lifeguard on
duty. Any questions,
please call.

Sue

E. G. Pickard & Son
LIFE-AUTO-FIRE INSURANCE
6659 PEARL ROAD # 300 PHONE 843-6040
PARMA HTS., OHIO 44130

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED
#3400 Cleveland, Ohio
N 901 (10/87)

James E. Hull 7-20-89
AUTHORIZED REPRESENTATIVE DATE.
EDWARD j. HULL & ASSOC., INC

Nautilus Insurance Co.
Scottsdale, Arizona

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE MO. DAY YR.	INSURED	AGENCY AND CODE
L2928	04 22 89	HEIDELBERG BEACH ASSOCIATION	Edward J. Hull & Assoc., INC. #3400

WARNING SIGNS REQUIREMENT FOR WATER EXPOSURES

It is a condition present to Bodily Injury and Property Damage coverage under this policy that signs must be posted advising no diving or jumping is allowed from any structure on, in, or near the water exposure.

All other Terms and Conditions of this Policy remain unchanged.

N 093 (5.88)

TRUSTEES MEETING

HEIDELBERG BEACH ASSOCIATION

MAY 13, 1989

RESIDENCE OF CHARLENE SCHUMAN - 2:30 PM

Trustees Present - W. Pretzer, J. Kramer, J. Schneider, C. Dunkle, H. Foote, G. Belmont, H. Bratton, C. Schuman, W. Ossman. (Absent - R. Reimsnyder, R. Schaefer, Rev. Wm. Chidester.)

The Spring Work Day scheduled for this day was reluctantly cancelled due to a cold and continuous rain. It was suggested that in the future, the Spring Work Day be scheduled in late May or early June.

Prayer - by Willard Pretzer, Vice President.

Minutes - of meeting of April 8, 1989 read and approved. It was mentioned that Board Member Rev. William Chidester had undergone major surgery with a liver transplant and was home recuperating. The Secretary was requested to send him a remembrance card.

Old Business - Secretary Ossman distributed suggested word changes to our apparent current "Building Rules And Regulations" which were last reviewed in 1979. This document not only covered building rules and restrictions, but also included an "Addenda" which delineated membership qualifications and lot transfer fees. It was pointed out that membership qualifications are cited in the Heidelberg Beach Association Constitution as well as in the By-Laws and the wordage is unclear as to whether both husband and wife must be members in good standing of a Christian Church, in the case of a married couple, and leaves single people uncovered. It was also mentioned that the lot transfer fees had been discontinued, with some uncertainty as to why, since fees could go a long way towards paying the Real Estate Agent's mail, phone, and other miscellaneous expenses, instead of extracting these from the Association general operating expense funds. Both of these points were discussed in some detail. Since the present By-Laws as amended and approved by the Board at the last meeting appear to be unaffected by what was being discussed, a motion was made by J. Kramer and seconded by C. Schuman that they be presented to the Association Membership for approval at the next Annual Meeting and not be reviewed again. Motion passed unanimously. Since it was clear that the Constitution (which is obsolete at this point in time) and the Building Rules And Regulations need more research before they are presentable to the Board of Trustees or the Association, a committee to review these, consisting of C. Schuman, H. Bratton and W. Ossman, was appointed

May 13, 1989

New Business - A quotation for mowing the grass for the 1989 season from Sue Thayer was presented. Cost was \$4000.00 for the season or 20 mowings at \$200.00 each, with no charge made if less than 20 mowings are needed. Approved unanimously.

Plans from Joseph and Barbara Tereshko for a small wooden deck addition between their house and garage were reviewed. The plans were previously reviewed and signed by Paul Clevenger, Chairman of the Zoning and Building Committee. A motion was made by H. Bratton and seconded by H. Foote to approve construction of the deck addition, recognizing that a small triangular section jutting out to the road by the garage apron required a building rule variance approval. Motion passed unanimously.

Real Estate - Real Estate Trustee J. Schneider presented the required letters of recommendation and papers for the sale and transfer of cottage and Lots #9 and 10 from Florence Pretzer to Lydia Foote. The letters of recommendation were from the Rev. Henry Noffke, interim pastor at the Brooklyn Heights United Church of Christ, from Jim and Evelyn Kramer and from Harvey and Joyce Foote. Motion by J. Kramer, seconded by C. Dunkle to approve membership for Lydia Foote --- passed unanimously.

*It was noted that a nominating committee will be required to obtain candidates for the Trustee positions to be filled this year. Trustees with terms expiring are R. Reimsnyder, R. Schaefer, and *J. Schneider* C. Schuman. R. Reimsnyder cannot be a candidate since he will be completing two consecutive terms this year. C. Schuman. will automatically continue on as Treasurer *and J. Schneider as Real Estate Trustee but must be elected for another term*

Two Candidates, minimum, are therefore required. The nominating committee will be selected at the next meeting of the Board of Trustees which was set for May 27, 1989 at 9:30 AM at Charlene Schuman's residence.

W. R. Ossman, Secretary

Sylvania United Church of Christ

emblem of U C of C

7240 ERIE STREET, SYLVANIA, OHIO 43560 PHONE (419)882-0048

REV. DR. WILLIAM H. CHIDESTER

KIMBERLY A. SHINABERY Director of Religious Education

MARQUITE LONG THAL, Music Director

May 16, 1989

Dear Will,

Thank you for your card and note. I have received so much support in these past weeks that I almost feel pulled back to health by the many loving, caring people. I have the grace and good fortune to know Heidelberg Beach residents have been no exception in expressing their concern and offering their thoughts and prayers.

Please express my gratitude and my hope to be on your midst again soon! I will be in St. Louis on May 27, having another liver biopsy, so I won't be at the next meeting. I wish I could be at the Beach! Things progress well, so I Guess I better not complain.

*Sincerely,
Bill*

HEIDELBERG BEACH ASSOCIATION

SUBJECTS	I	Qualifications of Heidelberg Beach Member
	II	Transfer of Lots

I. Membership in Heidelberg Beach Association.

- (a) Lot owners must be members of the Association.
- (b) Qualifications are that: *the person or persons (i.e. husband and wife) in whose name the lot ownership will be recorded* (Both husband and wife omitted) must be members of a Christian church in good standing and that a letter from their pastor to that effect be forwarded to the Real Estate Trustee together with two other letters of recommendation. These letters will then be presented to the Board of Trustees for consideration.

II. Transfer of Title to Lots.

- (a) Lot owners when they request a transfer of Title to their Lot, must sign a release for each Lot and forward the release and the original Contract that they hold, together with a transfer fee of \$10.00 for each Lot to the Real Estate Trustee.
- (b) The Real Estate Trustee acts as Escrow Agent. When the Real Estate Trustee has received from the buyer all the credentials necessary for membership in the Association and a check payable to the seller of the Lot, for the agreed purchase price, and when the Real Estate Trustee has received from the seller the required release, together with the original Contract and the \$10.00 transfer fee. then all these papers will be presented to the Board of Trustees for approval, and if or when approved. New Contracts will be prepared and executed.

TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
MAY 27, 1989
RESIDENCE OF CHARLENE SCHUMAN

- 9:30 AM

Trustees Present - R. Reimsnyder, W. Pretzer, J. Kramer, J. Schneider, C. Dunkle, H. Foote~ H. Bratton, C. Schuman, W. Ossman. (Absent - R. Schaefer, G. Belmont, Rev. Wm. Chidester.) Also present part time was James Reutner, Chairman of the Utilities Committee.

Prayer - by President R. Reimsnyder.

Minutes - of meeting of May 13, 1989 read and approved.

Old Business - Secretary Ossman read excerpts from minutes from the 1965-66 era mentioning the establishment of a Constitution and By-Laws Revision Committee. It is apparent that the By-Laws were thoroughly revised but no trace of a revised Constitution could be uncovered. It was suggested that Association members be asked at the Annual Meeting if anyone has a 1965 copy of the Constitution.

New Business - A 1989 Trustee Candidate Nominating Committee was appointed as follows: Jim Kramer, Chairman, assisted by Harry Bratton and Carol Dunkle. Automatically up for reelection are Charlene Schuman, Treasurer and Jim Schneider, Real Estate Trustee. Jim Reutner reported on the poor condition of the nearly 1.5 miles of roads at the Beach and the need for major repairs this year. He will obtain cost estimates for tar and stone (seal and chip) paving as done in the past versus a blacktop paving. It was pointed out that blacktopping was very expensive and must be sealed every year to prevent water/freeze damage.

The area surrounding the pavilion was reported to be very soggy and wet. It was moved by C. Dunkle and seconded by H. Bratton to install tile in the area, draining to the sewers on Michigan Road, if Jim Kramer can borrow a trencher. Motion approved. Associated with water damage to the roads, the need to review the Beach drainage system was discussed. It is desirable to locate and clean all drains and the under roadway tile System to be sure that clear flows exist. The Utilities Committee, Chaired by Jim Reutner will make a survey. H. Bratton was appointed to replace Rev. Bill Chidister on this Committee which also has Jim Kramer and Arnold Wilms as members..

there is a need to change the south street sign (north sign is correct) on West Virginia Road from presently marked "AVE" since West Virginia Avenue is used by Beulah Beach and West Virginia Street is used by Vermilion. W. Pretzer volunteered to

May 27, 1989

have the sign changed and to have *three* "SWIM AT YOUR OWN RISK - NO LIFE GUARD" signs made as soon as possible. (two)

Jim Schneider requested approval to install a trellis around his heat pump on the east. side of his cottage. W. Ossman moved that this request be approved, seconded by C. Schuman and approved.

Harry Bratton was appointed to the Sandscribes Committee to assist Chairperson Mary Schaefer.

The next meeting was set for July 1,1989 at 10:00 AM at the pavilion.

W. R. Ossman, Secretary

TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
MAY 26, 1990
AT THE RESIDENCE OF REV. PAUL E. ROHRBAUGH -10:30 AM

**This meeting of the Board followed an informal open discussion meeting to which all Heidelberg Beach Association members were invited on the subject of our Association membership requirements. Twenty-one persons attended. The meeting was led by Jim Kramer, Chairman of the Membership Requirements Review Committee.

The by-laws and membership structures of Lakeside, Linwood and Beulah Beach were briefly reviewed by Jim Kramer and Rev. P. Rohrbaugh and a discussion of our Association

requirement for membership in a Christian Church ensued. Rev. Rohrbaugh passed out a draft of "A Statement of Purpose and Mission" for Heidelberg Beach for members to comment on at a later date.

Trustees Present - W. Pretzer, C. Schuman, J. Kramer, P. Seymour, G. Belmont, H. Foote,
Rev. P. Rohrbaugh, W. Ossman. (Absent - Rev. Wm. Chidester, H. Bratton, J. Schneider,
and C. Dunkle).

Prayer - by Rev. Paul E. Rohrbaugh.

Minutes - of meeting of April 7, 1990 were read by the Secretary and approved.

Old Business - President W. Pretzer reported that he had ordered the two "no diving" signs for the beach area as required by our insurance company and that these were in the process of being painted.

-He also reported that two other bids were obtained for lawn mowing (attached) and that the contract had been let to Sno-Mowtion at a cost of 275.00/mowing.

Performance

to date has been very satisfactory.

- The concern for the condition of a tree adjacent to Jane Arnold's cottage, as mentioned at the April 7 meeting, was justified as a large portion of the tree collapsed on her cottage roof in a windstorm and had to be removed by a commercial tree care company. It is hoped that her Cottage insurance might reimburse the Association for some of the cost of removal.

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PLAT SHOWING 10' EASMENT FOR COLUMBIA GAS DATED 6-6-89
GIVES 5' MEASUREMENTS ON W. VIRG., OHIO, & INDIANA RDS & 10' ON OHIO AT
LOT 79 & 90

TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
JULY 1, 1989

PAVILION - 10:00 AM

Trustees Present - R. Reimsnyder, W. Pretzer, J. Schneider, H. Foote, H. Bratton, ~. Schuman, R. Schaefer, G. Belmont, W. Ossman. (Absent - C. Dunkle, J. Kramer, Rev. Wm. Chidester.)

Prayer - By President R. Reimsnyder.

Minutes - Of meeting of May 27, 1989 read and approved.

Treasurer's Report - Treasurer Charlene Schuman reported that all tax payments due in June were received from Association members and all County taxes were paid.

Old Business - A discussion was held on the best method of repairing the Beach roads. Cost estimates from paving contractors are being solicited, but it is feared that these will be considerably above budget. R. Reimsnyder suggested that the Association members be called upon to assist in patching the bad spots in the roads before any chipping and sealing be attempted. R. Reimsnyder and G. Belmont volunteered to check out various pieces of equipment and materials required in the event it is decided to do the patching and chip and seal work ourselves.

The condition of the beach was discussed. There is a minimum of sand at the shoreline and entering the water is difficult and painful due to the accumulation of small stones and rocks. R. Schaefer volunteered to check on the agreements we were supposed to have with Don Brown, our easterly neighbor, the bringing in of new sand once he had stabilized the shoreline in front of his property which appears to have been completed. On the same note, R. Reimsnyder indicated that he is searching for the TV tape submitted last year by a manufacturer of a beach screening and cleaning device so that he may show it to a mechanically minded friend in Shelby, Ohio for suggestions on how we might build a home-made one. Charlene Schuman made a motion to remove the present log barrier in front of the Boat House to allow better distribution of existing beach sand. Seconded by W. Pretzer and passed unanimously. Boat House owners are to be notified of this action before removal takes place. H. Foote volunteered to bring his front unloader tractor to assist in this job and will also solicit help from other.

Zoning and Building - Paul Clevenger, Chairman of the Zoning and Buildings Committee reported the Harry and Loretta Bratton have decided to raze their present cottage and build a new 3 bedroom (2 bedroom + den) ranch style home on their lots #41, 42, 43. Demolition is tentatively' scheduled for July 18. Preliminary sketches were shown along with pictures that accompanied a brochure for commercially available plans. Mr. Clevenger indicated that the Zoning and Buildings Committee had given it's approval of the, plans pending approval of the Trustees. From what was presented, it was not clear what a front elevation (i.e. the side facing the path) would look like. A motion was made by Charlene Schuman and seconded by W. Pretzer to table approval of the construction of the home until a front view sketch was made available to the Trustees.

A motion was made by G. Belmont, seconded by H. Bratton to adjourn. Passed. Next scheduled meeting will, follow the Annual Meeting on July 15, 1989.

W. R. Ossman, Secretary

SPECIAL TRUSTEES MEETING

HEIDELBERG BEACH ASSOCIATION

JUL 2, 1989

MEETING HELD AT 11:00 AM FOLLOWING
CHURCH SERVICES @ PAVILION

Trustees Present - R. Reimsnyder, C. Schuman, H. Foote, C. Dunkle, W. ~Pretzer, R. Schneider~
H. Bratton, W. Ossman.

This Special Meeting was called by President R. Reimsnyder to give timely consideration to a bid for \$6000 from the Hart Paving Company for patching and sealing and chipping of the Beach roads. bid is included with these Minutes. A motion was made by H. Bratton and seconded H. Foote to accept the bid since it was consistent with our budget for this work and this Company had performed in an acceptable manner on our previous road overhaul work in 1985. The motion was passed unanimously.

Secretary's Note: The bid did not include the paving of the westerly path down to the beach which is eroding badly. The contractor must be asked to recommend repairs to this path and to extend his bid for this work also.

W. R. Ossman, Secretary

pg366 173

HART ASPHALT INC.
OBERLIN, OHIO

P.O.BOX 0015

322-0796.

FREE ESTIMATES
ASPHALT PAVING-RESIDENTIAL, COMMERCIAL ROAD WORK
SEAL-COATING AND RELATED WORK
CONCRETE WORK-STORM SEWERS

TO:

DATE 5 89

Heidelberg Beach
18 West Virginia Rd.
Vermilion, Ohio

Phone(967-6651)

Estimate for: We will Chip -N-Seal all APPROX
48,815 SQUARE feet, Oil - RS 1
AcQuer No # 8 Stone, All sod to be
Removed, in Areas where needed, all
Holes axual Kre greas Patched with APPROX
3 TONS 404 ASPHALT MIX Single Chip

total -\$6 000

six thousand

Please call when you are
Ready

Thank You - Bill

TERMS: Payment upon completion to customer satisfaction, unless previous arrangements have been made.

1 YEAR GUARANTEE ON ALL WORK

SIGNATURE

TITLE

We are covered by Workmen's Compensation and all insurance paid by us

Bid may be withdrawn within _____ dats.

88-8
ANNUAL MEETING
HEIDELBERG BEACH ASSOCIATION

The annual meeting for leaseholders in the Heidelberg Beach Association is scheduled for 2:00 P.M. on Saturday, July 15, 1989 at the Pavilion. If you are unable to attend and wish to designate your vote, please fill out the proxy form at the bottom of this page and mail it to Secretary Will Ossman, 99 Ohio Road; Heidelberg Beach, Vermilion, Ohio 44089 in order to assure a voting quorum.

A Trustee's meeting will follow the annual meeting.

ITEMS OF INTEREST TO LEASEHOLDERS

Many of the events of interest over the winter months were reported to you in June, 1989 Sandscribes which you undoubtedly have already read. Columbia Gas has laid gas lines down Pennsylvania Road and part of West Virginia and Ohio Roads. %he Board of Trustees has conducted Association business at eight meetings since the 1988 Annual Meeting with much time spent in trying to bring our By-Laws, Rules and Constitution up to date. The enclosed revised copy of the Heidelberg Beach Association By-Laws will be acted upon at the Annual Meeting. Please bring it with you. A separate sheet is enclosed outlining the changes made. All changes have previously been approved at earlier Annual Meetings.

The following persons have been nominated as Candidates for the Board of Trustees for the three year term 1989-1992.

- James Schneider (present Real Estate Trustee)
- Charlene Schuman (present Treasurer)
- Arnold Wilms Pam Seymour Rev. Paul E. Rohrbaugh

HEIDELBERG BEACH ASSOCIATION PROXY

Date _____

We hereby appoint _____ as our lawful attorney and proxy for the 1989 Annual Meeting of the Heidelberg Beach Association to vote for us in our name as we would do were we personally present.

Signed _____

Number of votes: _____

HEIDELBERG BEACH ASSOCIATION
ANNUAL MEETING AGENDA
July 15, 1989

1. Opening Prayer: Robert Reimsnyder
2. Membership Roll Call: Secretary Will Ossman
3. Summary of minutes from 1988 Annual Meeting
4. Summary of Trustee's meetings during 1988-89.
5. Treasurer's Report: Char Schuman
 - A. Statement of Financial Conditions
 - B. Receipts and Disbursements
 - C. Motion to approve
6. Review Agenda - Suggestions for additions to the agenda
7. Liability Insurance Problem - Will Ossman
8. Safety Problems/Security Problems: Robert Reimsnyder
9. Update of By-laws: Will Ossman
10. Report of Nominating Committee: Jim Kramer
11. Appointment of Tellers for Trustee Election:
 Jeff Seibenhar *Paul Deppen* *Bill Uher*
12. Election of Trustees
13. Standing Committee Reports:

<ol style="list-style-type: none"> A. Real Estate - Schneider B. Membership - Reimsnyder C. Utilities - Reutner D. Finance - Schuman E. Pavilion - Dunkle F. Ecological Control - Kramer Beach Area - Bratton 	<ol style="list-style-type: none"> G. Special Events - Schuman H. Religious Dir. - Reimsnyder I. Peace, Unity, Tranq. - Ossman J. Property Evaluation & Fair Tax - Schaefer K. Safety - G Spirakus L. Insurance & Beach Organization - Schneider
--	--
14. Additional Agenda Items:

<ol style="list-style-type: none"> A. <u>Building Committee</u> B. <u>Paving Path #2 - East</u> C. <u>Gas Co. Report - A Wilms</u> 	<ol style="list-style-type: none"> D. <u>Fish Fry</u> _____ E. _____ F. _____
---	--
15. Results of Trustee Election:
16. Adjournment: Lord's Prayer - All Members



(Ballot) HEIDELBERG BEACH ASSOCIATION

REV. PAUL ROHRBAUGH _____

JAMES SCHNEIDER _____

(Present Real Estate Trustee)

CHAR SCHUMAN _____

(Present Treasurer)

PAM SEYMOUR _____

ARNOLD WILMS _____

VOTE(S) _____
LOT NUMBERS (S) _____

NUMBER(S) OF

(Vote for no more than 4)

ANNUAL MEETING
HEIDELBERG BEACH ASSOCIATION
JULY 15, 1989 PAVILION - 2:00PM

- I. The meeting was opened with a prayer by President Robert Reimsnyder.
2. Secretary Will Ossman called the roll of Heidelberg Beach Association leaseholders. Seventy three and one half lots were present and 14 1/2 proxies were submitted for a total of 88 lots represented for voting purposes. A representation of 50 is required for a quorum.
- 3,4. Secretary Ossman read the minutes of the 1988 Annual Meeting and gave a summary of the 8 Board of Trustees meetings held during the year. A motion was made by Jim Kramer and seconded by Gordon Belmont to accept the minutes as presented. The motion was passed unanimously.
5. The Treasurers Report was given by Ray Schuman covering receipts and expenditures from July 1, 1988 through June 30, 1989. A motion was made by Harry Bratton and seconded by Gordon Spirakus to accept the report as printed. Motion passed unanimously.
7. Secretary Ossman reported on the liability insurance coverage survey made of the leaseholders in September, 1988. Reported coverage ranged from 0. to \$1,100,000 with the average coverage of about \$300,000 per household. Only 27 out of 53 possible replies were received. The importance of maintaining liability insurance against accidents on leaseholders Property was stressed.
8. President Reimsnyder reviewed the necessity for all members to be aware of Association liability in the event of accidents and to remove and/or report things discovered around the property that might lead to problems. He also discussed water safety and the problem of keeping motor boats clear of our swimming areas. Charlene Schuman made a motion to authorize purchase of at least 6 well-made buoys to mark off our swimming areas. The motion was seconded by Neil Richardson and passed unanimously.
9. Secretary Ossman reviewed the three typographical revisions to the Heidelberg Beach Association By-Laws previously approved by leaseholders at earlier Annual Meetings and now finally being typed-up and inserted in the overall document. Robert Schaefer cited his concerns for Revision 2, dealing with the requirement that an Association member must be a member of a Christian Church. He cited Federal Laws that now pro-

nibit this kind of discrimination. It was pointed out that his concerns was a new matter and that all that was being considered for approval at this time were the previously approved revisions. Clark Martin made a motion to include the words "and assigns" within the parenthesis and after the word administrators in the first sentence of Article III, Trustee Indemnification, since this was currently being used in legal documents. The motion was seconded by Harry Bratton and approved unanimously. Jim Kramer made a motion to approve the overall document as recommended and approved by the Board of Trustees and as slightly amended by the above. Seconded by Ray Schuman and approved unanimously. A motion was then made by Robert Schaefer dealing with religious restrictions on Association membership as follows:

"In light of the seriousness of this subject, it is moved that a committee of seven members be appointed to:

1. Make a thorough study of this proposed By-Law Amendment dealing with membership qualification.
2. Hold sufficient meetings during the coming year.
3. Hold some of the meetings open.
4. Investigate how other similar associations define their membership qualifications.
5. Report to the Trustees and then to the next Annual Meeting, their recommendations."

The motion was seconded by Gordon Belmont and approved with a few dissenting votes.

President Reimsnyder appointed the following Association members to the new "Membership Requirement Review Committee":

Jim Kramer, Chairman	Will Ossman	Arnold Wilms
Bob Schaefer	Paul Clevenger	*Willard Pretzer (Ex Officio)
Jim Schneider	Bob Reimsnyder	

* Willard Pretzer as in-coming President of the Board of Trustees was requested to be an Ex Officio member at the Trustees meeting following the Annual Meeting.

10. Jim Kramer, Chairman of the Nominating Committee announced the names of the candidates for election to the Board of Trustees for the term 1989-92. Their were no nominations from the floor. Nominations were Charlene Schuman, Jim Schneider, Rev. Paul Rohrbaugh, Pam Seymour and Arnold Wilms. Schuman, Schneider, Rohrbaugh and Seymour were subsequently elected.

13. Standing Committee Reports were verbally given. Of note are the following report items:

ANNUAL MEETING
JULY 15 1989, - Page 3

- A. Real Estate Trustee Jim Schneider outlined all of the property transfers since the last Annual Meeting. His report is attached.
- G. Special Events Committee Chairperson Charlene Schuman announced that a social hour would follow the Church Services the first Sunday of each month.
- I. Peace, Unity and Tranquility Chairman Will Ossman reviewed those Association Rules most frequently violated. A discussion ensued whether dogs should be forbidden in the children's playground area. Personal judgment will be relied upon in this matter but all dogs must be on a leash at all times.

14. Additional Items discussed include:

- A. A report by Paul Clevenger on the duties of the Building Committee and its work in the past year was given and is attached.
- B. Paving of the easterly path from the Promenade down to the beach was discussed. Charlene Schuman made a motion that the Board of Trustees look into the feasibility and cost of paving this path and decide if the expenditure is affordable. The motion was seconded by Don Vondriska and passed unanimously.
- C. Arnold Wilms announced that he is preparing a plan layout drawing of the location of all Columbia Gas Co. lines and cautioned everyone to take special care whenever digging in the area of a buried gas line and of the yellow discs at each underground gas line tap since these are emergency shutoff valves to the residence.
- D. Gordon Spirakus announced that the "Second Annual" Heidelberg Beach Fish Fry would be held at about 4:30 to 5:00 PM on Saturday, August 19, 1989 at the Pavilion. Every family to bring a covered dish or dessert to share.

The meeting was adjourned with the Lord's Prayer at 4:30 PM.

W. R. Ossman, Secretary

Note: The vote tally of the annual meetings of 1989, '90, '91 and the special meeting of '91 are found in '91 H. H. B.

(header for Annual Meeting Financial Statement)
HEIDELBERG BEACH

ASSOCIATION

FINIACIAL STATMENT

JUNE30, 1989

Charlene R. Schuman
Treasurer

Ray & Margaret Schuman
Statement Preparation

PG 1 OF H. B. A FINANCIAL STATEMENTS HAS DATE OF JUNE 30, 1989
& Charlene R. Schuman, Treasurer; Ray & Margaret Schuman, Statement Preparation

and follows with the statements below

HEIDELBERG BEACH ASSOCIATION

Statement of Condition
TWELVE MONTH PERIOD ENDING JUNE 30, 1989

<u>ASSETS</u>	Before Close 2-28-89	After Close <u>6-30-89</u>	After Close <u>6-30 88</u>	After Close <u>6-30-87</u>
Cash in Bank				
General Account	\$ 15,900.33	\$15,900.33	\$ 8,825.23	\$17,787.86
Reserve Fund	closed	closed	closed	2,327.73
Recreation Fund	closed	closed	closed	(5.80)
Total Cash in Bank	\$ 15,900.33	\$15,900.33	\$ 8,825.23	\$20,109.79
Fixed Assets (COSTS)	23,891.17	23,891.17	23,891.17	23,891.17
Less Depreciation	<u>18,377.21</u>	<u>18,377.21</u>	<u>17,490.89</u>	<u>16,531.81</u>
BOOK VALUE SCH. "A"	\$ 5,513.96	\$ 5,513.96	\$ 6,400.28	\$ 7,359.36
Land Valuation	46,068.00	46,068.00	46,068.00	46,068.00
Invested Cash SCH. "B"	21,653.99	21,653.99	21,879.11	508.89
Accounts Receivable	.00	.00	291.82	2,314.04
Notes Receivable	200.20	200.20	225.24	250.28
Expenses	<u>46,921.17</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Total Assets	\$ 136,257.65	\$89,336.48	\$83,689.68	\$ 76,610.36
 LIABILITIES				
Income	\$ 53,692.83	\$ -0-	\$ -0-	\$ -0-
Capital	68,159.02	68,159.02	68,159.02	68,159.02
Retained Earnings	14,081.47	20,853.13	14,081.47	8,451.34
Restricted Funds	<u>324.33</u>	<u>324.33</u>	<u>1,449.19</u>	<u>.00</u>
Total Liabilities	\$ 136,257.65	\$ 89,336.48	\$ 83,689.68	\$ 76,610.35

HEIDELBERG BEACH ASSOCIATION

FINANCIAL STATEMENT FOOTNOTES

JUNE 30, 1989

SCHEDULE 'A'

FIXED ASSET DETAILS

<u>DESCRIPTION</u>		<u>LIFE</u>	<u>COST</u>	<u>BALANCE</u>
ENTRANCE LIGHTS	1984	15 YRS	448.89	269.37
LEAF MULCHER	1984	5	662.44	.00
PAVILION FLOOR	1986	18	4325.00	3,293.88
PIER IMPROVEMENT	1965	25	8208.24	355.92
PIER IMPROVEMENT	1974	10	4420.00	.00
SE WER MANHOLE COVERS	1966	25	900.00	78.00
STORAGE BUILDING	1985	18	1720.82	,338.42
TREES	1965	30	662.39	178.37
ENTRANCE LIGHTS	1965	15	293.76	.00
TYPEWRITER	1980	7	293.67	.00
POWER SCYTHE	1974	10	175.91	.00
ADLER CALCULATOR	1974	7	119.00	.00
CHAIN-SAW	1974	7	273.60	.00
PAVILION	1965	15	974.00	.00
STREE SIGNS & POSTS	1971	10	257.40	.00
SUNSET BENCHES	1965	10	246.05	.00
TOTALS			\$23,891.17	\$5,513.96

SCHEDULE 'B'

INVESTED CASH

UNRESTRICTED FUNDS		21,329.66
RESTRICTED FUNDS		
WAGNER MEMORIAL		
FOR CAPITAL IMPROVEMENTS	115.33	
CORINNE SCHUMAN MEMORIAL		
FOR PLAYGROUND EQUIPMENT	(19.28)	
SANDERS MEMORIAL	104.62	
KESSLER MEMORIAL	123.66	
TOTAL RESTRICTED FUNDS		324.33
TOTAL INVESTED CASH		\$ 21,653.99

HEIDELBERG BEACH ASSOCIATION
OPERATING STATEMENT
TWELVE MONTHS ENDING
JUNE 30, 1989

	6-30-89	6-30-88
RECEIPTS		
PROPERTY VALUES	\$ 46,626.48	\$33,143.32
WATER USAGE	4,560.00	4,104.00
SEPTIC TANK CHARGES	0.00	2,025.00
PER LOT CHARGES	0.00	3,822.00
LATE FEES & NOTE INTEREST	44.21	95.93
INVESTMENT INTEREST	899.74	
MEMORIAL FUND RECEIPTS	<u>1562.40</u>	
TOTAL RECEIPTS	\$53,692.83	<u>\$43,190.25</u>
EXPENCES		
STREET LIGHTS	422.77	\$380.01
MOWING	4,260.00	4,030.00
MISC'L GROUNDS	<u>19.81</u>	<u>173.68</u>
TOTALS	\$4,702.58	\$4,583.69
MEMORIAL FUND PURCHASE (PLAY GYM)	1,562.40	
TREES	160.40	(\$200.00)
WATER USAGE	4,588.85	3,933.35
SEPTIC TANK CLEANING	0.00	1,980.00
SEWER	0.00	0.00
ROAD REPAIR	0.00	0.00
REFUSE COLLECTION	1,465.00	1,300.00
STAT.SUPP.& PST.	381.01	145.87
INSURANCE	2,947.50	2,897.50
SERVICES	476.00	497.36
MEMBERSHIP GOODWILL	89.63	
ERIE CO. TAXES	28,456.22	20,209.66
PROPERTY TAX DEFICIT	1,205.26	1,174.64
DEPRECIATION	<u>886.32</u>	<u>959.08</u>
GRAND TOTALS	\$46,921.17	\$37,481.15
COLLECTIONS OVER COSTS	6,771.66	5,709.10

HEIDELBERG BEACH ASSOCIATION
FUNDING ANALYSIS
 JULY 1, 1988 THRU JUNE 30, 1989

	VARIANCE THRU <u>6-30-88</u>	FUNDING 88-89 <u>SEASON</u>	ACTUAL 88-89 <u>SEASON</u>	VARIANCE THRU <u>6-30-88</u>
GROUNDS	- (639.06)	5,100.00	\$4,702.58	(\$241.64)
TREES	3,314.17	200.00	160.40	3,353.77
WATER USAGE	- (1,942.32)	4,560.00	4,588.85	(1,971.17)
SEWER	3,851.19	500.00	0.00	4,351.19
ROADS	4,155.86	2,000.00	0.00	6,155.86
REFUSE COLLECTION	- (24.91)	1,400.00	1,465.00	(89.91)
STA, SUP, & POST	193.00	200.00	381.01	11.99
INSURANCE	(3,181.63)	4,000.00	2,947.50	(2,129.13)
SERVICES	(229.02)	675.00	476.00	(30.02)
MEMBERSHIP GOODWILL	.00	100.00	89.63	10.37
PROP, TAX DEFICIT	95.04	1,248.74	1,205.26	138.52
FIXED ASSET DEPR.	722.19	886.32	886.32	722.19
CREEK MAINTENANCE	.00	1,000.00	.00	1,000.00
BEACH MAINTENANCE	<u>.00</u>	<u>1,000.00</u>	<u>00</u>	<u>1,000.00</u>
TOTALS	6,314.51	22,870.06	16,902.55	\$1,282.02

METHOD OF FUNDING

1. Water usage based on winter/
 summer households
 summer \$60.00 Winter \$180.00

2. All other funding based on
 property valuation \$25.80 per \$1,000. valuation

HEIDELBERG BEACH ASSOCIATION
1988 Summer Church

PREVIOUS BALANCE JUNE 30, 1988. \$ 424.62

RECEIPTS AND STATISTICS

DATE	MINISTER	OFFERING
7-3-88	C. Graham	\$143.62
7-10-88	T. Webster	102.58
7-17-88	W. Chidester	118.25
7-24-88	P. Rohrbaugh	51.81
7-31-88	P. Deppen	82.84
8-7-88	R. Hahn	117.50
8-14-88	D. Dumke	90.45
8-21-88	W. Nelson	142.25
8-22-88	R. Grunau	75.00
9-4-88	E. Smercina	<u>131.50</u>
	TOTALS	1055.80

EXPENSES

Ten pastoral fees	\$780.00
Electricity To Date	189.97
Church Schedule, Etc.	<u>59.13</u>
TOTALS	\$1,029.10

RECEIPTS IN EXCESS OF EXPENCES \$ 26.70

BALANCE AS OF JUNE 30, 1989 \$ 451.32

ATTENDANCE FOR TEN SERVICES 783

Total contributions of \$1055.80
divided by 783 attendees = \$1.35

'50--100
BUILDING RULES AND REGULATIONS
OF
HEIDELBERG BEACH ASSOCIATION

Recommendations of Special Committee

Approved by the Board, May 31, 1955

Action by the leaseholders in annual convention, August 8, 1927, as revised 18, 1955 and July, 1989 (the script writing, I believe are the revisions of July 15, 1989 Annual Meeting H Bratton), Buildings are to be placed on rear of lots with garages attached. There are to be no outbuildings. Oil heating tanks, and unsightly appurtenances, shall be placed underground. *or additions to existing buildings*

No buildings ^ shall be erected upon the grounds of the Association until plans for the same have been submitted to the Trustees, also showing location on the lot or lots, and approved by them in writing, and must conform to the building code of the Association, as revised, No construction shall be started until approved on the site by the Building Committee.

No building *or additions thereto* shall be set closer than twenty feet to front, five feet to rear and five feet to side lines of lot, including porches and entrances, but excepting two steps not to exceed 10 inches each in depth.

Buildings on lots No. 91, 93, 94, 96, 97 and 99 shall not be set closer than twenty feet to sides of lots bounded by Elmwood, Maplewood, Lindenwood and Oakwood Paths.

Good material and workmanship shall be required in the construction of all buildings. All studding and rafters shall be spaced 16 inches on center, so as to conform to standard, accepted building codes. No exterior walls shall be constructed of concrete block or similar materials. Because of rear exposure to roads all buildings shall be neatly finished on rear as well as on front and sides.

A single house may be placed upon two adjoining lots when owned by the same party, subject to the approval of the Board of Trustees. Existing or proposed structures to house two or more families are not permitted,

(Action by the Board of Trustees, October 23, 1927)

WHEREAS, the lots facing the "Lake Front Promenade" are parallelogrammic in shape to the extent that this shape will prevent building of a medium-sized or large-sized home, and

WHEREAS, it is hoped that the homes along the "Lake Front Promenade" will be of such size and beauty that they will add to the attractiveness of the Promenade, the following resolution was unanimously passed:

BE IT RESOLVED that the article on building, rules and restrictions adopted August 18, 1927, "No building shall be set closer than 20 feet from front, 5 feet to rear, and 5 feet to side lines of lots", in this instance be construed and defined, that the northeast corner of the house shall not be closer than 20 feet in a northerly direction to the lot line, nor any portion of the house be to the north of this point, and furthermore, that no portion of the house be built beyond the lot lines.

(Action by the leaseholders at the annual meeting, August 18 1927, as revised of *at the Annual Meeting of July 18, 1955*)

Be it resolved that all structures *be* planned to enhance the architectural beauty of the property of the Association community, and that all plans and specifications, and estimated costs on completion shall be approved by the Building Committee and the Board of Trustees. The above shall be submitted to the chairman of the Building Committee.

Roofing on all structures shall be of fireproof construction.

All structures must be started within six months from the date of approval of - the plans and specifications by the Board of Trustees, and completed within nine months. If not started as stated above, the approval of such plans and specifications shall be considered null and void.

The Building Committee shall be guided by contemporary real estate and building values in the changing economy.

Within the spirit of the origin and religious principles of Heidelberg Beach, work and other activities which constitutes a public annoyance shall not be permitted on Sunday.

Respectfully submitted

SPECIAL COMMITTEE
Robert Mathes, Chairman
William Auer
Howard Pretzer

The above revisions approved by the Board of Trustees May 31, 1955

ADDENDA: regarding membership in the Association and title to lots.

1. Membership in the Heidelberg Beach Association.

- a. Lot owners must be members of the Association.
- b. Qualifications are that: both husband and wife must be members of a Protestant Church, in good standing, and that a letter from the pastor to that effect be forwarded to the Real Estate Trustee together with two other letters of recommendation. These letters will then be presented to the Board of Trustees for consideration.

2. Transfer of Title to lots:

- a.. Lot owners, when the request a transfer of title to their lot, must sign a release for each lot and forward the release and the original contract that they hold, together with a transfer fee of \$5.00 for each lot to the Real Estate Trustee.
- b. The Real Estate Trustee acts as Escrow Agent.
When the Real Estate Trustee has received from the buyer all the credentials necessary for membership in the Association, and a check payable to the seller of the lots for the agreed purchase price, and when the Real Estate Trustee has received from the seller the required release, together with the original contract and the \$5.00 transfer fee, then all these papers will be presented to the Board of Trustees for approval, and if or when approved, new contracts will be prepared and executed.

Submitted by Gilbert Hall, Real Estate Trustee
Heidelberg Beach Association.

Any damage to Heidelberg Beach roads or any Association property, caused by building operations or repairs, must be repaired and restored to its original condition by the owner of the property, the same to be done without delay, upon completion of the improvement. This regulation is retroactive to cover all conditions of this kind. Motion by L. Manthey, seconded by W. Pretzer. Carried July 7, 1956

Nov. 11, 1979: The Building Committee recommends the addition of the following building regulations to the existing regulations of Heidelberg Beach:

1. All new buildings conform to the building code of Vermilion Township and Erie County Health Department.
2. The property owner must file permanently with the Board of Trustees an approved building plan. The plan must include the (architects) delete) pictorial scale drawing, including elevation, of the house on the site and its relationship to the road and other houses.
3. The property leaseholder must post a \$1500.00 Performance Bond on the new building before he receives the signed approval to build from the Board of Trustees.
4. A legal agreement must be signed by the owner and contractor with the president of Heidelberg Beach Association wherein they agree to resolve all construction problems that might arise during the construction process, including road load limits.
5. During the construction of the house, the contractor and owner are responsible for cleaning the roads at the end of each work day.
6. The ground elevation level, or the visible foundation line, of the house can be only 8 inches above the road level.
7. The building cannot consist of more than two stories or more than 25 feet in height at the front building line from the finished grade line to the highest part of the main roof.
8. Heat pumps and air conditioning condensers installed after Jan. 1, 1980 can only be placed at the front or rear of the building and NOT between the houses.
9. Each house must have parking space for at least one automobile.
10. The septic tank size and location must conform to the code and rules of the sanitary district.
11. The water and sewer connections must be made at the same point. The water line must be provided with an outside shut-off valve.
12. Continuation of the rule that a building must be placed on two lots is still required.

Paul Clevenger, chm. .

Edison Massey

Arnold Wilms

Jane Arnold

Nevin Mayer

Approved by Board of Trustees - December 2, 197 or 89

(letterhead) **HEIDELBERG BEACH ASSOCIATION**
West Lake Road R.D. #2
Vermilion, Ohio 44089

BUILDING AGREEMENT WITH _____

We agree to abide by the rules of Heidelberg Beach Association during the construction of the home.

We agree that any problems which arise during construction will be resolved to the satisfaction of the Board of Trustees.

We agree that any external changes in the building must first be approved by the building and Zoning Committee. The change of size of the house, height, location on the lot, or sanitary facilities will cancel the Heidelberg Beach Association permit.

At no time will the utilities be cut-off from the other property owners without ample notification.

Any and all damage to Heidelberg Beach property caused by the construction of this building will be repaired at the expence of _____, the property owner.

It is understood that the debris on the roads and surrounding properties will be cleaned-up by the end of each work day.

All roads will be open to through traffic at the end of each work day.

_____ Owner

_____ Contractor

Robert E. Reimsnyder President of Heidelberg Beach

_____ Date of Agreement

Annual Meeting of the Heidelberg Beach Association
July 15, 1989
BUILDING COMMITTEE REPORT

The duties of the Building Committee are:

1. Check plans for new structures and/or attachments.
2. Check for the placement of the building on the lot and if it meets the requirements of the Heidelberg Beach, Erie County and Vermilion Township building code.
4. Final approval must be given by the Board of Trustees before any building is started.

There were no new homes started during the 1988-1989 year.

Two home owners submitted plans for decks at numbers 62, 63 and 44, 45, 46.

Plans for a new home on lots 41, 42, 43 have been submitted to the Building Committee and are now waiting for final approval by the Board of Trustees.

Respectfully submitted

Paul B. Clevenger, Chairman

Real estate property transfers at Heidelberg Beach subsequent to the meeting of July 16, 1988. (date is incorrect should be 1989 H. Bratton)

1. Lot number: 19, 20 and 21.
Adell M. Kleinecke to William G. Mohr & Virginia A. Mohr.
2. Not numbers: 30 and 31.
Alfred Lerch and Margaret Lerch to Paul David Rohrbaugh and Jennifer S. Rohrbaugh.
3. Lot number: 53 and 54. A one-half interest in Lot 53 and and one-third interest in Lot 54.
The Estate of Lorene E. Kennedy to William F. Hertzner, 1/6 interest in Lot 53 and 1/9th interest in Lot 54; J. David Hertzner, 1/6th interest in Lot 53 and a 1/9th interest in Lot 54; Martha L. Hammel, 1/6th interest in Lot 53 and a 1/9th interest in Lot 54.
4. Lot number: 83 and 84.
Curtis D. Schuman to Clifford A. Schuman and Curtis D. Schuman, subject to a life estate in Ray D. Schuman and Margaret C. Schuman.
5. Lot Number: 32.
Margaret C. Schuman to Charlene R. Schuman.
6. Lot Number 87 and 88.
Charlene Rae Schuman and Clifford Alan Schuman to Ray D. D. Schuman and Margaret . Schuman, Joint and survivor and to the survivor of them.

James J. Schneider
James J. Schneider
Real Estate Committee
7. Lot Number 9 and 10.
Florence Pretzer to Lydia H. Foote.

BY-LAWS
OF
HEIDELBERG BEACH ASSOCIATION

I MEMBERSHIP

The members of this corporation, on formation of the corporation, are those persons who were t that time members of Heidelberg Beach Association, an unincorporated association.

Any member in good standing of any "Christian" Church, of good character, who, or whose spouse, has contracted to acquire a lease or other contact right to use and occupy any subplot in the Heidelberg Beach Subdivision for residence purposes, and who is elected by a vote of not less than two thirds of the whole Board of Trustees, shall thereupon become a member of the corporation. "Evangelical Protestant" eliminated, "Christian" sub. appr. 7/17/'76 Ann. M.

Any member, or whose spouse, ceases to hold a lease or other contract right to use and occupy any subplot in said Subdivision, shall there upon be disqualified for membership, and his membership shall thereupon terminate.

Any member who defaults in the performance of any regulations imposed upon him by these By-Laws, by reasonable rules and regulations adopted by the members of the corporation for its government and the use of lands in said Subdivision, or of the lease or other contract under which such member occupies such land, or whose actions tend to injure the corporation or its members as such, may be expelled by a vote of not less than three-fourths of the members of the corporation at a meeting called and held for such purpose, but such member shall be notified of any such proposed action and afforded any opportunity of appearing and being heard at such meeting.

II Trustees

The Board of Trustees shall consist of twelve persons who shall be members of the corporation and who shall serve for a term of one year, four for a term of two years, and four for a term of three years. Seven members shall constitute a Quorum.

"Beginning with the 1974 Annual Meeting and thereafter, all Trustees can only be elected to two consecutive terms of three years each, with the exception of the Treasurer and the Real Estate Trustee. After one years absence, a former Trustee Would be eligible to serve for another two terms. The President will have the power to appoint members, with the approval of the Board of Trustees, to fill any vacancies on the Board" (Appr 7/20/'74 Ann.Meeting)

The Trustees shall have general supervision over the business and affairs of the corporation, and such additional authority as may be vested in them by law, by the Articles and By-Laws, and by the members of the corporation.

There shall be an Executive Committee of the Board of Trustees, consisting of the officers of the Corporation and three additional members of the Board elected by the Board. Four members shall constitute a quorum. The Executive Committee shall have all of the authority of the Board of Trustees between meetings of the Board.

The Board of Trustees shall have the power to make assessments from time to time against the members to provide funds for the operation of the corporation; to provide reasonable reserves for future disbursements and expenses; to cover taxes and ass3ssments allocable

July 15, 1989

II

Trustees

to various sublots; to cover the cost of improvements made to or for the benefit of sublots leased or contracted to members and to other lands of the corporation; to cover the cost of utility and be made on such basis as the Board of Trustees shall deem equitable. Failure of a member to pay any assessment within the time specified by the Board of Trustees shall constitute a default of such member under provisions of Article I of the By-Laws.

III

Officers

The officers of the corporation shall be a President, a Vice President, a Secretary and a Treasurer. They shall be elected by and from the Board of Trustees, and shall serve for a term of one year and until successors are elected. Each officer shall perform those duties usually incident to his office. The Treasurer may be required by the Board of Trustees to furnish bond.

IV

Meetings

An annual meeting of the members shall be held on the third Saturday of July in each year, at 2:00 o'clock P.M. at Heidelberg Beach, or at such other time during the month of July or August in each year as the Board of Trustees may determine. At such meeting Trustees shall be elected, officers and committees shall report, and such other business shall be transacted as may be brought before the meeting.

Special meetings of the members may be called at the direction of the Board of Trustees, the President or the Vice President, or persons holding twenty-five percent or more of the voting power of the members.

A meeting of the Board of Trustees shall be held immediately following the annual meeting of the members, and at such other times as the Board may determine.

Written notice of all meetings of the members, including notice of the purpose of special meeting, shall be given to all members not less than seven nor more than thirty days before such meeting. Written notice of all meetings of the Board of Trustees, except the annual meeting, shall be given to all Trustees not less than two days before each meeting, unless waived.

V

Voting

At all meetings of the members, each member shall have one vote for each sublot which he has the right to occupy, either under lease or other contract, and a quorum shall consist of the members having a majority of the voting power.

VI

Committees

All Committees, except the Executive Committee, shall be appointed by the President, subject to the approval of the Board of Trustees.

July 15, 1989

VII
Restrictions on Holdings

No member or combination of husband and wife as members, may hold leases or contract rights to occupy more than five sublots in said Subdivision.

new 7/15/89 VIII
Trustees Indemnification

Beginning with the 1986 Annual Meeting, each member of the Board of Trustees (and his or her heirs, executors, (and)administrators *and assigns* shall be indemnified by the members of the Heidelberg Beach Association against reasonable costs and expenses incurred by him or her in connection with any action, suit or proceeding to which he or she may be made a party by reason of his or her being, or having been a Trustee of the Heidelberg Beach Association. Indemnification may not apply in relation to any actions in which a Trustee has been adjudged by at least two-thirds of the member of the Board of Trustees as being liable because of negligence or misconduct, which shall be deemed to include willful misfeasance, bad faith, gross negligence or reckless disregard of the duties involved in the conduct of the office of Trustee.

(was VIII) IX
Amendments

These By-Laws may be amended or repealed at any regular or special meeting of the members, the notice for which as specified the amendment or repeal thereof as one of the purposes of said meeting, by the affirmative vote of the holders of not less than two-thirds of the voting power of the members.

words in script are additions also VIII is new as of July 15, 1989

REVISIONS TO THE BY-LAWS OF THE HEIDELBERG BEACH ASSOCIATION

1. Insert the following paragraph after the first paragraph in Article II, TRUSTEES:

“Beginning with the 1974 Annual Meeting and thereafter, all Trustees can only be elected to two consecutive terms of three each, with the exception of the treasurer and Real Estate Trustee. After one years absence, a former Trustee would be eligible to serve for another two terms. The President will have the power to appoint members, with the approval of the Board of Trustees, to fill any vacancies on the Board.” (Approved at the July 20, Annual Meeting)

2. The second paragraph of Article I, MEMBERSHIP, will be amended as follows:

“eliminate the phrase “Evangelical Protestant” and substitute the word “Christian”. (Approved at the July 17, 1976 Annual Meeting)

3. Renumber the present Article VIII, AMENDMENTS, to Article IX and insert the following new Article VIII:

VIII

Trustee Indemnification

Beginning with the 1986 Annual Meeting, each member of the Board of Trustees (and his or her heirs, executors, and administrators *and assigns*) shall be indemnified by the members of the Heidelberg Beach Association against reasonable costs and expenses incurred by him or her in connection with any action, suit or proceeding to which he or she may be made a party by reason of his or her being, or having been a Trustee of the Heidelberg Beach Association. Indemnification may not apply in relation to any actions in which a Trustee has been adjudged by at least two-thirds of the members of the Board of Trustees as liable because of negligence or misconduct, which shall be deemed to include willful misfeasance, bad faith, gross negligence or reckless disregard of the duties involved in the conduct of the office of Trustee.

July 15, 1989.

SPECIAL BOARD OF TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
JULY 15, 1989

MEETING AT PAVILION FOLLOWING ANNUAL
MEETING

All 12 Board members were present.

The following Officers were elected for the year 1989-90:

Willard Pretzer - President
James Kramer - Vice President
Charlene Schuman - Treasurer
Wilbur Ossman - Secretary

The proposed building plans for the new ranch style home of Harry and Loretta Bratton were examined by all present. The 3-bedroom home with attached 2-car garage will be 62 feet wide and place within approved lot line clearances on lots #44, 45 and 46. Earth removed from the basement excavation will be kept to raise the elevation of the Beach burnpile area near the creek which is low. A Motion was made by Rev. Wm. Chidester and seconded by Rev. Paul Rohrbaugh to approve construction. Motion carried unanimously.

The next scheduled meeting of the Board of Trustees was set for August 19, 1989 at 1:00 PM at the Pavilion.

W. R. Ossman, Secretary

HEIDELBERG BEACH ASSOCIATION

1989-90 Officers and Committee Members

Board of Trustees

Gordon Belmont	Carol Dunkle	Will Ossman	James Schneider
Harry Bratton	Harvey Foote	Will Pretzer	Carl Schuman
Bill Chidester	Jim Kramer	Pam Seymour	Paul Rohrbaugh

Officers -1989-1990

President -Willard Pretzer	Secretary - Will Ossman
Vice President - Jim Kramer	Treasurer- Char Schuman

Standing Committee Chairman and Members

<u>Real Estate Trustee</u> Chm- James Schneider Robert Schaefer	<u>Membership Orientation</u> Chm Robert Reimsnyder Dan Warder Nanetta Kohlmyer	<u>Publicity - Sandscribers</u> Chm. Tommy Schaefer Harry Bratton
<u>Zoning & Buildings</u> Chm -. Will Ossman Paul Clevenger Paul Rohrbaugh Char Schuman	<u>Finance & Budget</u> Chm. Char Schuman Will Ossman Clark Martin Dan Warder	<u>Pavilion Committee</u> Chm -Carol Dunkle Arnold Wilms Gordon Belmont Donald Von Driska
<u>Ecological Control</u> Chm. Jim Kramer Richard Beck Robert Koester Harry Bratton -Beach Chm Harvey Foote Jim Schneider	<u>Special Events</u> Chm. Margaret Schuman Char Schuman Karen Reimsnyder Harriet Ossman Margaret Clevenger	<u>Safety Committee</u> Chm. Gordon Spirakus Harvey Foote Tom Dunkle
<u>Peace, Unity & Tranquility</u> Chm. Will Ossman Jim Reutener Harvey Pagel Margaret Clevenger	<u>Capital Improvements</u> Chm. Robert Schaefer Jim Kramer Jane Arnold Will Pretzer William Richardson	<u>Membership Qualification</u> <u>Study Committee</u> Chm. Jim Kramer Jeff Siebenhar Bob Schaefer Will Ossman Paul Clevenger Bob Reimsnyder Arnie Wilms Paul Rohrbaugh Willard Pretzer(Ex-Official)
<u>Utilities</u> Chm. Jim Reutener Jim Kramer Arnold Wilms Harry Bratton	<u>Religious Services</u> Chm. Paul Rohrbaugh Evelyn Kramer. Virginia Martin Rev. Paul Deppen	

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(form)

HEIDELBERG BEACH ASSOCIATION
West Lake Road R.D. #2
Vermilion, Ohio 44089

BUILDING AGREEMENT WITH Harry Bratton Dan Boose
& Loretta

We agree to abide by the rules of Heidelberg Beach Association during the construction of the home.

We agree that any problems which arise during construction will be resolved to the satisfaction of the Board of Trustees.

We agree that any external changes in the building must first be approved by the building and Zoning Committee. The change of size of the house, height, location on the lot, or sanitary facilities will cancel the Heidelberg Beach Association permit.

At no time will the utilities be cut-off from the other property owners without ample notification.

Any and all damage to Heidelberg Beach property caused by the construction of this building will be repaired at the expence of LORETTA & HARRY BRATTON, the property owner.

It is understood that the debris on the roads and surrounding properties will be cleaned-up by the end of each work day.

All roads will be open to through traffic at the end of each work day.

Loretta & Harry Bratton Owner

Dan Boose Contractor

Willard C. Pretzer President of Heidelberg Beach

8/1/89 Date of Agreement

TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
AUGUST 19, 1989

AT PAVILION - 1:00 PM

Trustees Present - W. Pretzer, J. Schneider, C. Schuman, H. Foote, J. Kramer, G. Belmont, C. Dunkle, Rev. P. Rohrbaugh, W. Ossman. (Absent - H. Bratton, P. Seymour, Rev. Wm. Chidester).

Prayer - by Rev. Paul E. Rohrbaugh.

Minutes - of Annual Meeting of July 15, 1989 and of Special Meeting following the Annual Meeting were read and approved.

Old Business - The set of Buoys to mark off our swimming area in protection from boaters that was authorized at the Annual Meeting proved to be more expensive than expected. (\$1.30 per buoy range). Gordon Spirakus has volunteered to get information and prices on several other models for consideration early next swimming season. It was felt it was already too late in the 1989 season to rush purchase this year.

A report was made on the progress of the newly formed Membership Requirement Review Committee by Chairman Jim Kramer. A motion was made by W. Pretzer, seconded by W. Ossman, that Rev. E. Rohrbaugh be required to also be a member of this committee to represent the clergy. Motion passed unanimously.

Real Estate - Real Estate Trustee Jim Schneider presented the papers for the transfer of the lease of Lot #94 from Paul and Margaret Clevenger to their daughter Mary Clevenger Miller with Life Estate (interest) of Paul and Margaret Clevenger. A recommendation letter from the Rev. Thomas McGrath of the First Presbyterian Church of Ashland, plus ones from Charlene Schuman and Will and Harriet Ossman accompanied the transfer request. A motion was made by G. Belmont and seconded by H. Foote to approve the membership of Mary Miller and the transfer of the lease.

AUGUST 19, 1989

New Business - Secretary Ossman made a motion to revise the list of persons authorized to enter the Heidelberg Beach safe deposit box at Lorain National Bank as a result of the election of new officers. The name of past-president Robert Reimsnyder will be removed and the name of the present president Willard Pretzer will be added. Motion seconded by C. Schuman and passed unanimously. The president, secretary and treasurer are authorized to enter the box.

The Treasurer was instructed to send the Columbia Gas Co. a bill for the careless method of gas pipe trenching on August 1 from about 10:00 AM to 1:00 PM. The bill will be based on average usage for the same period in several past years.

the problem of unreasonably large numbers of guests by renters was discussed. Rather than send letters to the offending members, it was decided to privately talk to them. W. Pretzer, H. Foote and W. Ossman will talk to the Mayers and J. Kramer will talk to the Hertzler.

Rev. Paul Rohrbaugh suggested providing a receptacle near the waste disposal dumpsters for members to salvage their aluminum cans for recycling. He agreed to set this up on a trial basis.

A proposed list of Heidelberg Beach Standing Committee members was presented by President W. Pretzer and worked over and approved.

The Ecological Control Committee chaired by J. Kramer will place a list of Beach work tasks periodically needed to be done in the next issue of the Sandscribes in an attempt to start a "volunteer list".

The roadways of Heidelberg Beach were thoroughly chipped and sealed during the month of August. The contractor, Hart Asphalt, Inc., bid a cost of \$900 per path for the easterly and westerly paths from the Promenade down to the beach. The bid was declined since it was too costly and inadequate. It did not include a proper sub-base, no rolling -- only tar and slag topping. Alternate approaches were discussed, including the adding of fill dirt and planting of grass on the easterly path.

The need for a copy of the Vermilion Township Building Code for use by the Zoning and Building Committee was commented on. This is to be looked into

W. Pretzer checked - There is no township building Code State Code used

The next meeting of the Board of Trustees was scheduled for Saturday, November 4, 1989 at 9:00 AM, the same day that was set for Leaf Raking Day. The Backup Leaf Raking Day, in case of bad weather will be November 11.

W. R. Ossman, Secretary

Heidelberg Beach Leaf Raking Day - November 4

*Save Saturday, November 4 (or Nov. 11 in event of rain) for fellowship and leaf raking. Bring a Covered dish to share for lunch - And your own table service. Sloppy Joes will be provided
If you can't make it, send a substitute !*

W. R. Ossman Secretary

Trustees meeting @ 9:00 AM. on Leaf Raking Day!

*good attendance - about 45 persons
Lunch at Paul & Marian Rohrbaugh's*

SandscribeS

HEIDELBERG BEACH
VERMILION, OHIO

The Ecolog. Committee has compiled a list of Volunteer Tasks which need to be accomplished starting now and continuing through the Spring and Summer of 1990. Please select one or more jobs for which you will take responsibility. Complete this form and return to Jim Kramer by Sept. 25th.

Please circle one or more:

1. Pick up sticks and debris on walkways:
 - a. Between Pennsylvania and West Virginia
 - b. Between West Virginia and Kentucky
 - c. Between Kentucky and Indiana
 - d. Between Indiana and Michigan
 - e. The Promenade Area
2. Trim creek area.
4. Trim and pick up entrance area.
4. Trim and pick up playground area.
5. Periodically clean Promenade benches.
6. Flower Beds on Promenade (water & weed)
 - a. at Pavilion
 - b. at the Flag Pole
 - c. at the Sun Dial
7. Tend flower beds at entrance
8. General painting (see Jim Kramer for details) (If you love to paint, here's chance!

Name _____

ANNUAL FISH FRY

Another wonderful fish fry - 80 in attendance - Thanks Dunkles, Spirakuses, and Footes --- and all the people who brought such great food to share.

leaf RAKING DATE!

November 4th

Potluck at Noon

REMINDER: Never throw plastic bags and non-burnables on the "BURN" Pile.

Please remind your family and friends that there is no garbage pick up for the beach area. What you take down - bring up.

A NOTE OF THANKS

"Your work has not gone unnoticed-"
All the weeding, painting, watering, etc. place we can all enjoy. We are Proud of our Heidelberg Beach.

A Special thanks to all that sent cards and contributed to the Lure bouquet. It was thoughtful of all of you and is appreciated. It really brightens my days of Recuperation each time I see it. I'm anxious to try and turn some of the Lures into fish.

*Thank You,
Tom Dunkle*

HEIDELBERG BEACH ASSOCIATION

OPERATING STATEMENT

THREE MONTHS ENDING

SEPTEMBER 30, 1989

(7 - 1 89 to 9 -30 - 89

7-1-88to6-30-89)

3 mo.

11 mo.

RECEIPTS

PROPERTY VALUES	.00	\$ 46,626.48
WATER USAGE	.00	4,560.00
SEPTIC TANK CHARGES	0.00	.00
PER LOT CHARGES	0.00	3,822.00
LATE FEES & NOTE INTEREST	.00	44.21
MEMORIAL FUND RECEIPTS	.00	1,562.40
INVESTMENT INTEREST	<u>313.32</u>	<u>899.74</u>
TOTAL RECEIPTS	\$ 313.32	\$ 53,692.83

EXPENCES

STREET LIGHTS	122.99	\$380.01
MOWING	2,200.00	4,030.00
MISC'L GROUNDS	<u>44.54</u>	<u>173.68</u>
TOTALS	\$2,367.53	\$4,702.58

MEMORIAL FUND PURCHASE

(PLAY GYM)	.00	1,562.40
TREES	.00	160.40
WATER USAGE	1,029.80	4,588.85
SEPTIC TANK CLEANING	0.00	0.00
SEWER	0.00	0.00
ROAD REPAIR	6,000.00	0.00
REFUSE COLLECTION	540.00	1,465.00
STAT.SUPP.& PST.	136.22	381.01
INSURANCE	0.00	2,947.50
SERVICES	75.00	476.00
MEMBERSHIP GOODWILL	51.93	89.63
ERIE CO. TAXES	.00	28,456.22
PRIOR YEAR INCOME TAXES	245.66	0.00
PROPERTY TAX DEFICIT	- 0.00	1,205.26
DEPRECIATION	<u>0.00</u>	<u>886.32</u>
GRAND TOTALS	\$10,446.14	\$46,921.17
COSTS OVER COLLECTIONS	\$10,132.82	
COLLECTIONS OVER COSTS		\$ 6,771.66

HEIDELBERG BEACH ASSOCIATION
1989 Summer Church

PREVIOUS BALANCE JUNE 30, 1989. \$ 451.32

RECEIPTS AND STATISTICS

DATE	MINISTER	OFFERING
7-02-89	P. Deppen	\$169.75
7-09-89	A. Godwin	142.50
7-16-89	P. Rohrbaugh	141.52
7-23-89	R. Beck	146.00
7-30-89	D. Dumke	211.45
8-06-89	W. Jacobs	219.51
8-13-89	T. Godwin	113.94
8-20-89	P. Greer	132.00
8-27-89	T. Webster	118.11
9-03-89	E.Smercina	<u>182.75</u>
	TOTALS	\$ 1,577.61

EXPENSES

Ten pastoral fees	\$780.00
Electricity To Date	66.85
Church Schedule, Etc.	<u>.00</u>
TOTALS	\$846.85

RECEIPTS IN EXCESS OF EXPENCES \$ 730.76

BALANCE AS OF OCTOBER 04, 1989 \$ 1,182.08
(+SCRIPT UNABLE TO READ)

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State of Ohio

(SEAL) GENERAL RECEIPT

850062

Fund _____ 10-18 19 89

RECEIVED FROM Heidelberg Beach Assoc. \$ 2 00

Two and NO/100----- Dollars 00 Cents

For Heidelberg Beach Assoc.

Check 5068

By KL T

TRUSTEES MEETING
HEIDELBERG BEACH ASSOCIATION
NOVEMBER 4, 1989
AT RESIDENCE OF CHARLENE SCHUMAN- 200 PM

Trustees Present - W. Pretzer, C. Schuman, J. Kramer, H. Bratton, G. Belmont, C. Dunkle, J. Schneider, H. Foote, Rev. Paul Rohrbaugh, W. Ossman. (Absent - Rev. William Chidester).

Prayer - by Rev. Paul E. Rohrbaugh.

Minutes - of meeting of August 19, 1989 were read and approved.

Old Business - Shutting off of water to the beach was discussed. A key for turning off the water in the street (Lake Road) has been fabricated and will be kept in the storage barn for emergency use.

Jim Kramer made a brief report on the progress of the Membership Review Committee established at the 1989 Annual Meeting. So far, meetings have been held with officials of Linwood Park and Lakeside to review their organizational structures and membership requirements. Beulah Beach will be visited next. He promised a more thorough report at a future meeting.

Jim Kramer reported that bids had been received for constructing additional clean-out manholes in our street drainage lines but that they were way out of line (\$1000/manhole). More bids are being sought.

Secretary Ossman indicated that he had several communications with the Secretary of State's office and had finally received a copy of our incorporation document for the files.

Real Estate - Real Estate Trustee Jim Schneider announced that the transfer of the lease for #94 from Paul and Margaret Clevenger to their daughter Mary Clevenger Miller was not consummated as approved at the August 19, 1989 meeting since Paul and Margaret did not wish to lose their membership status at Heidelberg Beach. Instead, the lease has been changed to a joint survivor deed involving the three persons, i.e. Paul and Margaret Clevenger and Mary Miller. A motion was made by C. Schuman to cancel the Board's action on August 19 and to approve the triple-joint survivor lease arrangement. Seconded by H. Bratton and approved unanimously.

New Business - Charlene Schuman presented the proposed Heidelberg Beach Association Budget for July 1, 1989 to June 30, 1990 as recommended by the Finance and Budget Committee, a copy of which is included with these minutes. After a through review, a motion was made by H. Foote and seconded by H. Bratton to approve the budget. Approved unanimously.

The President Willard Pretzer reviewed the contents of a letter and questionnaire received from the Ohio Department of Natural Resources on the recreational facilities contained on our property. It was decided to withhold a reply since the material requested did not apply to Heidelberg Beach and we had little if anything to report.

Resident Pretzer described a potential problem uncovered by Ray Schuman dealing with the apparent omission of a real estate tax bill for several years from Erie County for the promenade area, beach front and pavilion area. A motion was made by G. Belmont and seconded by W. Ossman to discreetly question the Erie County Auditor's Office on this. Motion approved unanimously.

a motion was made by H. Bratton, seconded by G. Belmont, to approve Sue Thayer as the lawn mowing contractor for the 1990 summer season if her bid, when submitted, is within 10% of her 1989 rates. Approved unanimously.

A motion was made by Pam Seymour, seconded by Char Schuman, to approve the installation of an aerator septic tank system. as required by County, at the new Bratton residence under construction on Lots #44, 45, and 46. Approved unanimously

The possibility of contracting out some tree trimming and removal work this fall and winter will be investigated by Ecological Control Committee Chairman Kramer.

The meeting was adjourned at 3:30 PM. Next meeting was scheduled for Saturday, April 7, at 10:00AM at the home of Char Schuman.

W. R. Ossman, Secretary

HEIDELBERG BEACH ASSOCIATION
 CURRENT YEAR SUGGESTED BUDGET
 7-1-89 thru 6-30-90

	BUDGET AMOUNT	TOTALS	PROPERTY VALUATION	HOUSEHOLD WATER USAGE
GROUNDS Street Lights Mowing Misc'l Grounds To Reduce Deficit TOTAL	\$425.00 4,000.00 100.00 300.00	 4,725.00	 4,725.00	
TREES TOTAL	200.00	200.00	200.00	
WATER USAGE To Reduce Deficit TOTAL	4,648.00 500.00	 5,148.00		5,148.00
SEWER TOTAL	500.00	500.00	500.00	<i>?What present account 4351</i>
ROADS REPAIR TOTAL	2,000.00	2000.00	2,000.00	
REFUSE COLLECTION TOTAL	1,600.00	1,600.00	1,600.00	
STA. SUPPLIES POST. TOTAL	200,00	200,00	200,00	
INSURANCE To Reduce Deficit TOTAL	3,000.00 1,000.00	 4,000.00	 4,000.00	
SERVICES TOTAL	500.00	500.00	500.00	
MEMBERSHIP GOODWILL TOTAL	100.00	100.00	100.00	
PRIOR YEAR INC. TAX TOTAL	245.66	245.66	245.66	
PROPERTY TAX DEFICIT TOTAL	1,205.26	1,205.26	1,205.26	
FIXED ASSET DEPR. TOTAL	52.62	52.62	52.62	<i>+ What Tax</i>
CREEK MAINTENANCE TOTAL	1,000.00	1,000.00	1,000.00	
GRAND TOTALS	\$ 22,476.54	\$ 22,476.54	\$ 17,328.54	\$5,148.00
LAND VALUES			136,700.00	
PROPERTY VALUES			572,990.00	
TOTAL VALUES SUBJECT TO ASSESSMENTS			709,690.00	
-AUL RATE PER 00. VALUATION			25.80-1989	24.42-1990
Water Rates	S W	'90 66 198	'89 60 180	

CROSS REFERENCES

This section is referred to in 42 USCS ## 3602,3617

RESEARCH GUILD

3607. Religious organizations or private club exemption

Nothing in this title shall prohibit a religious organization, association, or society, or any nonprofit institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association, or society, from limiting the sale, rental or occupancy of dwellings which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons, unless membership in such religion is restricted on account of race, color, or national origin. Nor shall anything in this title prohibit a private club not in fact open to the public, which as an incident to its primary purpose or purposes provides lodgings which it owns or operates for other than a commercial members or from giving preference to its members.

(Apr. 11, 1968, P L. 90-284, Title VII, # 807, Stat. 84.)

HISTORY: ANCILLARY LAWS AND DIRECTIVES

References in text:

“This title” , referred to in this section, is Title VIII of Act Apr. 11, 1968, P. L. 90-284, 82 Stat. 81, and appears generally as 42 USCS ## 3601 et seq. For full classification of this Title, consult USCS Tables volumes.

Other provisions:

Federally protected activities ; penalties. For the provision that penalties for violations respecting federally protected activities are not applicable to and do not affect activities under 42 USCS ## 3601 et

COLUMBIA GAS.
of Ohio

December 21, 1986

Mr. Willard Pretzer
President
Heidelberg Beach Association
Route #6, Westlake Rd.
Vermilion, Ohio 44089

RE: A Gas pipeline right of way situated in Vermilion Township,
Erie County, Ohio

Dear Mr. Pretzer:

Please find enclosed an original and a copy of a proposed gas line right of way agreement, which will provide Columbia with the necessary rights and area to install, operate and maintain its facilities within the association to save various consumers in Heidelberg.

If this agreement meets with your approval, please execute the same, President, have witnessed by two (2) other disinterested individuals and have notarized before a Notary Public. Please return the original to me in the enclosed self-addressed envelope. You may retain the copy for your records.

Thank you in advance for your cooperation given in this matter and being a part of this process.

Very truly yours,

Wayne A. Wright
Wayne A. Wright
Land Agent

Robert W. Kirby
Land Agent

Columbia Gas
Distribution Companies

200 Civic Center Drive, P.O. Box 117
Columbus, Ohio 43216-0117
(614) 460-6318

Columbia Gas of Ohio, Inc., 200 Civic Center Drive, P.O. Box 117, Columbus, Ohio 43216-0117

RIGHT OF WAY

FOR AND IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid, receipt of which is hereby acknowledged, _____

Heidelberg~ Beach Association

(hereinafter called the Grantor), does hereby grant to COLUMBIA GAS OF OHIO, INC., with principal offices at 200 Civic Center Drive, P.O. Box 117, Columbus, .Ohio 43216-0117, (hereinafter called the Company), its successors and assigns, the right to lay a pipeline together with service connections, over and through the premises hereinafter described, and to .operate and maintain without restriction or limitation, repair, replace, or change the size of its pipe without interruption to service and remove same, together with valves and other necessary appurtenances on lands situated in Lot 2, Sec.4, T6N~-R20W,

Vermilion Twp. , Erie County, Ohio,

and more particularly described as follows:

The above said pipeline is to be laid pursuant to the terms and conditions of this agreement, and is to be located within a ten (ten) foot wide easement, being shown as “10’ WIDE PIPELINE EASMENT TO; COLUMBIA GAS OHIO, INC.”, on Drawing Number 022-104-89, which is attached hereto and made a part hereof.

With the right of ingress and egress to and from the same. The Grantor may fully use and enjoy the said premises, except for the purposes hereinbefore granted to the said Company and will not in any way impair the ability of the Company to operate, maintain, repair, replace or remove any such facility.

All pipe shall be buried so as not to interfere with the present use of the land.

The Company shall replace and restore the area disturbed by the laying, construction, operation and maintenance of said pipeline to as near as practical to its original condition.

The Grantor and the Company have agreed as a part of the consideration hereof that any damages to lawn, driveways, shrubbery, drain tiles, trees or fences on said premises, the amount of which cannot be mutually agreed upon, shall be determined by a panel of arbitrators composed of three disinterested persons, of whom the Grantor and the Company shall appoint one each and the two arbitrators so appointed shall appoint the third, the award of any two of whom shall be final and a condition precedent to the institution of any legal proceedings hereunder.

The Company shall indemnify and hold harmless the Grantor and all of its agents, employees and/or representatives from and against all claims, damages, losses, suits and actions; including attorney's fees, arising or resulting from the installation, construction, operation, maintenance, repair, renewal, replacement or removal of said pipeline on, over, under and across said premises, unless caused by the negligence of Grantor, its agents, employees and/or representatives.

The rights, privileges and terms hereby shall extend to and be binding upon the Grantor and the Company and their respective representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor hereto has hereunto set its hand this 26 day of December, 1989.

Signed and acknowledged
in the presence of:

<u>W. Z. Dolyx</u>	Heidelberg Beach Association By: <u>Willard C. Pretzer President</u> Willard Pretzer, President
<u>Martha Wright</u>	By: <u>Judith W</u> James E. Reutener, Secretary

STATE OF OHIO)
) SS:
COUNTY OF ERIE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Willard Pretzer
President of the a forenamed,
Heidelberg Beach Association who represented that he is duly authorized in the premises, and who acknowledge that he did sign the foregoing instrument, and that the same is his free act and deed as such official and is the free act and deed of said ssociation.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal this 26 day of December, 1989

My Commission Expires:

W. Z. Dolyz
Notary Public

THIS INSTRUMENT PREPARED BY; Walter Z. Dolyz
COLUMBIA GAS OF OHIO, INC.

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Plat from Col. Gas as shown before