

Heritage Lake Association
 May Board Meeting Minutes
 May 28, 2024

Call to Order: 6:00 pm

<u>Present</u>		<u>Absent</u>
President Reed Vice President Stalzer	Secretary Hasty Director Porter Director Cagle	Treasurer Kent Director Masters

Approval of Minutes

Motion to approve meeting minutes from April.

1st: Vice-President Stalzer 2nd : Director Porter Vote tally: 5-0

Approval of Expenditures

Motion to approve expenditures from April.

1st: Director Cagle 2nd: Vice-President Stalzer Vote tally: 5-0

Treasurer’s Report

All data presented is as of Apr 30, 2024.

The Total Cash Balance is \$1,950,551 and is made up of the following fund balances:

Emergency Fund	\$186,341
General Funds	\$867,828
Infrastructure Reserve Fund	\$406,730
Lake Funds	\$357,524
Road Funds	\$132,128

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$113,867, a decrease of \$9,350, which is being driven by payment of the annual assessments. For additional breakdown, please refer to the April 30, 2024, Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$246,824 with Revenues of \$340,850 and Expenses of \$94,026. Please see the April YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of April the cash deposits were \$14,484 and the cash expenditures were \$68,318. Unusual expenses are as follows:

- \$5,941 for Engineering analysis for the Dam
- \$36,683 for Bratcher Heating – Lodge upgrade

Additional report details are posted on the Heritage Lake website.

Conservation Committee - Dam Construction Brad Reed

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Dam update - Brad Reed

- Planning meetings with both contractors are underway. More details on dates will be available at the next meeting.
- Director Cagle will reach out to Kurt Lemke to see if the dam has been sprayed.

Environmental Control Committee - Debra Mielke

Pending Permit Issues:

- 3 Londonderry Dr. Accessory Permit for replacement deck. Waiting on the Tazewell County permit.

Closed/Approved Permits:

- 566 Heritage Dr. Accessory Permit driveway ext. and Access Easement permit. APPROVED.
- 474 Heritage Dr. Accessory Permit for shed. APPROVED
- 40 Yorkshire Dr. Accessory Permit for privacy fence on conditions dictated by ECC. APPROVED
- 24 King Richard Dr. Tree permit. APPROVED
- 872 Heritage Dr. Accessory Permit for replacement deck. APPROVED
- 351 Heritage Dr. Tree permit. APPROVED
- 42 Roxbury Rd. Accessory Permit for driveway. APPROVED
- 4 Victoria Way Tree permit. APPROVED

Social Committee – Amy Kent

- Had an initial meeting to get everyone on the same page re social committee chair.
- Garden Club – May 19th, no attendees.

Road Committee/SSA - Brad Reed

- No updates.

Unfinished Business

- Rec Sports Use Agreement – copy of the insurance certificate received/filed in the office.
- PTO Policy - no update.
- Junk Day – Saturday, Sept 14; 7:00-10:30 am; 3 dumpsters.
- Septic Estimates for Campground – Vice President Stalzer reviewed the bid he's received, he is waiting for a 2nd bid. Determined that the maintenance shed septic system will have additional costs to get it up to code.

New Business

- HLA Facebook Group Policy – discussion of member access criteria; for adult children (above 18) living with parents that are HLA members – we will grant FB access with proof of residence (to be provided to the office).

Maintenance – Matt Cagle

- Looking for someone to clean the lodge – posting is up/going up.

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Pool/Lodge – Director Masters

Lodge:

- HVAC 100% complete
- Flooring install to start week of 6/3. Noted that there is a wedding around June 7 to 9.

Pool:

- Pool to open Friday 5/31 pending no issues with weather/chemical balancing

Outdoor Amenities – Vice President Stalzer

- Thanks to the maintenance guys who did great work getting the dock & beach ready for Memorial Day weekend.

Office Organization/Website Admin/HR – Cristy Hasty

- The office has been working on getting pool documents ready for the website, working with the pool head lifeguard on all lifeguard paperwork & ordering concessions, etc. for the summer season.
- Website updates: pool info, fish info, added Trash Info to be viewable from the app.
- High volume of lodge rentals for graduation parties in May & June.
- Office Stats:
 - 10 - Real Estate Transfers YTD
 - 702 - Vehicle Stickers YTD

Building/Zoning/Security – Bob Porter

Security:

- 3 tickets for no stickers on vehicles parked at the boat ramp
- 1 of these the member came in to pick up their 2024 stickers
- 2 of these, No license plate match

Re: 215 Brandy Dr. & 11 Beechwood Rd. We have not heard back from Tazewell County Zoning on their site investigation. Will update when we find anything out.

Taz Co doing follow-up this Thursday at 215 Brandy Dr. to see if they've complied or not. If not, they will get a Notice to Appear.

Member Questions

- Member at 42 Yorkshire asked what needed to happen to resolve the on-going issues regarding fence/gate permit. Discussion followed, the Board stated several times that the adjustment to the gate as previously stated needed to be done.
- Member Bill McCormick discussed pickle ball, tennis courts, repairs/painting, etc. with the Board.

Executive Session:

Motion to move to Executive - 6:56 pm

