

2023 Annual Meeting
Heritage Lake Association
March 18, 2023

Roll Call: March 18, 2023, 9:08 AM

<u>Present:</u>	President Brad Reed	<u>Absent:</u> None
	Vice President Cam Stalzer	
	Treasurer Amy Kent	
	Secretary Patty Parmele	
	Director Matt Cagle	
	Director Rodney Stickrod (arrived at 9:31 am)	
	Director Bob Porter	

President Reed extended thanks to the maintenance group Ted Derr and Justin Ripley for a good job this year. Rich Sharp for keeping the beach house clean last year. Thank you to the Board members for volunteering their time.

Thanks also to the Social Committee for doing a great job on the various social events this last year and keeping members involved.

Thanks to the Conservation Committee for keeping the lake and dam up and for fish stocking.

Environmental Committee approving permits, thanks to all that have been involved.

Road Committee thank you for keeping things moving.

Reports:

HLA Accounting: Michelle R. Streit, CPA sent a report since she was not able to attend in person. Treasurer Kent read the letter at the meeting. Letter is attached to these minutes.

Heritage Lake Attorney Michael Seghetti Introduction:

Mike was introduced, no questions were asked.

Teller Committee – Presented by President Reed

947 eligible votes in total – 189.4 lot vote consists of 20% quorum (190 rounded up). A quorum has been established with the following counts:

In advance Proxies Granted to the Board: 100 lots

Abstained in Advance Proxies: 41 lots

At the meeting 0 for both

Members in attendance: 53 lots

Total votes: 194 lots

159 votes cast for Cam Stalzer

164 votes cast for Tiffany Masters

160 votes cast for Amy Kent
1 Write in for Neal Bowling

The 3 elected Board Members are Cam Stalzer, Tiffany Masters and Amy Kent.

Committee Reports:

Conservation Committee: Reported by: Chair Kurt Lemke.

Thank the board for the conservative leadership and having money in the bank for a change. Members of the Conservation committee are myself, I mostly work on the dam and issues relating to the dam. Board President Reed and Vice President Stalzer have been very helpful this year. We had our annual inspection and we had to rework the energy dissipater at the base of the dam. Cam had a friend who came in and did an excellent job at the base and solved problems we had at the base of the dam, and we passed our bi-annual inspection with flying colors.

Bob Pirtle has stepped helped me with the sediment basins. We have 2 sediment basins that cost about \$10k every time we have to empty them out. We can usually get together every other year with them, but we need to focus on that process on a regular basis. Greg Richman helped us with reporting. Director Stickrod and Director Bob Porter are also members of the conservation committee. Andrew Clinton does the fish stocking and Vice President Stalzer is the Conservation Committee liaison.

The dam inspection was completed. The engineer is really happy with the condition of the dam. The drainpipe for our spillway needs to be relined. We have 210' of culvert that is 50 years old and is the outgoing water source for Heritage Lake and it needs to be replaced or relined. We have identified a company that can reline it saving us tens of thousands of dollars and that is based on the DNR approving a plan to update the HLA dam so that it can expel more water in a 100 year rain event. If we do not have those plans approved they will not approve relining the drain tube and they will not license our dam. There is a plan that is sitting at the DNR that we have been working on for the last 5-6 years and the Board has helped us carry it over the finish line and now the DNR is looking at it.

Sediment basins. They are located on the southeast corner of the lake and over on the northeast corner of the lake. These sediment basins trap sediment flowing in from the 2 greatest points of water input into HL so the sediment basins will slow the flow of the water down in a rain event. It creates a circular motion that allows the sediments to drop out and then every other year we have a vendor come in and clean those out. We have been able to store it in place for the last several years, we are getting to the point where we cannot do that anymore so we will have some additional expense trucking that out of the association. Landscapers are then brought into to cleanup that area where the sediment was stored or dried so there is a small expense of \$2K. Mostly it is the base of Raleigh Drive.

Aquatic Weed Control Director Stickrod was doing our weed control in the past but it was handed over to me I wanted a license vendor so that I knew it was being done correctly. All bids were over \$30-40K for an outside vendor to treat HLA 3-4 times a year. I found an associate who is a landscaper in Morton who got his aquatic license and sprayed the lake with him 4 times last year. HLA bought all the chemicals, the equipment, we had all the MSDS sheets, so we knew what was being used in the lake. 95% of everything we used in the lake were chemicals that there are no swimming restrictions on. Last year was the 4th year for the Procellaclor treatment were able to get 4 years out of it. We have bid pending to spray Procellaclor this spring as the aquatic weed growth begins to set in.

Andrew Clinton does fish stocking every year, Vice President Stalzer helped this year. The committee sets aside \$4K for fish stocking. We had largemouth bass, sauger (hybrid walleye), muskellunge, red eared crappie and it's an ongoing automatic every October, the order has been placed for October 2023 already and late October or early November the fish is delivered into the lake.

The committee was chosen to be very specific getting the problems with the dam completed, the first step was to get the drain tube relined. We needed secondary spillway plans approved by the DNR and that will give us several years to complete the second project. The committee has set aside every nickel that it has had over the last 8 years to make sure we are able to fund a considerable portion for the drain tube realignment and the dam itself and this board of directors has set aside the funds so the membership will not see the expense of the secondary spillway. Jeff Miller has contacted been able to find the farmer who allows us to put sediment there. The drain tube is \$60K, the secondary spillway is the \$425-500K range. There are some modifications to the inlet of the primary spillway that is in addition to the pipelining. There is \$80K budgeted for the drain tube relinement this year. There are some extra things that may transpire, we are waiting for the DNR to do their part so that we can work on our part.

Environmental Control Committee – Director Bob Porter

We have revamped our committee and added Shawn Cassatt, Debra Meilke, Justin Ripley, and myself to help rebuild the committee. We are still looking for more volunteers.

Currently, 2 applications are submitted for review, one for solar and a potential home being built. We have 3 existing permit violations, and we are in the process of trying to work something out with the members.

We continue to educate members that they do need permits to stay aligned with our rules.

Social Committee – Secretary Parmele

This Last year the Social Committee has tried new events.

Easter Egg Hunt

Spring & Fall Garage Sale

Fishing Tournament

Paint Nights

Halloween Party

Chili Cookoff

Poker Run

Christmas Decorating Contest

Spring & Fall Craft Show

Big thanks to Lora Himmelspace who has done an outstanding job in creating new events, getting volunteers to chair events, and advertising these events on social media.

Road Committee/SSA – Reported by President Reed

Engineers and contractors create and execute plans, but none of this would be possible without the HLA volunteers. We do have the SSA going, but the county will not initiate work here without our blessing. I would like to thank the committee volunteers: Joe Woodrum, Courtney Allen, and Matt Cagle. They have kept things moving, checking for any areas that need spray patch, 2021 was a big sealcoat year, there will be another this year. The SSA commission manages the whole SSA process. Thanks to Jim Flynn and Bonnie Lemke.

See the attached presentation to these minutes

NEW BUSINESS

CCE&R Amendments. Last year we passed some changes and when we filed them there were some complications. We ended up creating a compiled document. The intent this year is to pass the document as a whole rather than amendments is part of the effort. The other part, the attorney, Mike Seghetti reviewed it and made a couple changes to the beginning of what defines HLA property wise and made a couple updates to the solar section and some enforcement clarifications. CCE&Rs were reviewed and revised by members during the meeting. See the attached document with the changes in red and blue.

Motion to approve the CCE&Rs as presented

Motion by: President Reed Seconded by: Director Stickrod Membership: 152-1
(includes 100 board proxies)
Motion Carries.

Membership Motion

Member Pirtle thanked the board and the finance committee for being good stewards with our money, we are in a better position than I can remember. Thank you very much for your efforts.

Member Pirtle made a suggestion that a large dumpster be placed at the beach parking lot after the Spring Garage Sale.

Motion for the board to place an HLA funded dumpster at the beach parking lot for the garage sale weekend, or the weekend after.

Motion by: Member Pirtle Seconded by: Member Semlak Membership:
153-0 (includes 100 board proxies)

Motion carries as presented

MEMBERSHIP QUESTIONS - None

Motion to adjourn by: Member Flynn Seconded by: Member Derr

Meeting adjourned – 10:02 am _____

ANNUAL MEETING EXECUTIVE