

Heritage Lake Association
 January Board Meeting Minutes
 January 23, 2024

Call to Order: 6:03 pm

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

Approval of Minutes

Motion to approve the meeting minutes for the month of December 2023.

Motion by: Secretary Parmele Seconded by: Director Cagle Vote tally: 7-0

Approval of Expenditures

Motion to approve expenditures from November.

Motion by: Treasurer Kent Seconded by: Director Masters Vote tally: 7-0

Treasurer’s Report

All data presented is as of Dec 31st, 2023.

The Total Cash Balance is \$1,791,764 and is made up of the following fund balances:

Emergency Fund	\$185,564
General Funds	\$725,019
Infrastructure Reserve Fund	\$402,320
Lake Funds	\$348,743
Road Funds	\$130,118

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$63,500, a decrease of \$6,018. For additional breakdown, please refer to the December 31, 2023, Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$92,529 with Revenues of \$413,990 and Expenses of \$321,461. Please see the December YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of December the cash deposits were \$3,043 and the cash expenditures were \$23,832. Unusual Expenses for the month included \$9,600 for insurance premiums and \$1,350 for pallet forks for maintenance, approved at a previous board meeting.

Additional report details are posted on the Heritage Lake website.

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Annual Meeting Candidates Introductions & Provided Personal Background

Cristy Hasty
Mark Hitz
Paul Hollenbeck

Conservation Committee - Kurt Lemke

- No updates.

Environmental Control Committee - Debra Mielke

- No updates.

Pending Permit Issues:

Closed/Approved Permits:

Social Committee - Patty Parmele

- Virtual Christmas Contest Winners:
 - Christmas Tree - Winners Torrey Lou & Patty Provenzano
 - Gingerbread House - Winners Jocelyn Standley & Jill Plautz Hitz
 - Christmas Cookies- Winners were Jill Plautz Hitz & Sheila Coryell Porter
- Chili cook-off – Set for 2/10

Road Committee/SSA - Brad Reed

- The SSA list was accepted and approved by the SSA Commission on January 10, 2024. The County Clerk's office is now reviewing the list and will provide a final report for validation by Brad and Bob. With the final sales from 2023, plus the full property list from the county, a few PIN number changes were found, and one more member was added to the list for a total of 607 members. With the tax levy at \$425,000, the per member tax is \$700.16. You should see this amount on your tax bill.

Trash Committee – Andrew Clinton/Cam Stalzer

- 3 contracts were sent back with revisions we requested, will use the rest of January to negotiate and finalize for February. Discussion with attendees re: plan of CCERs to change allowing Board to enter into an agreement for trash collection. President Reed asked Vice President Stalzer to work with the office to schedule 2 informational meetings like the ones last Fall.

New / Unfinished Business

- PTO Policy – President Reed has received feedback from the rest of the Board, and a final document is coming.
- We have a request to do exercise classes @ the lodge. The Board discussed and was of the opinion it was equivalent to running a business out of the lodge. Another concern was not allowing weekends due to rentals. Secretary Parmele will relay this information to the Social Committee chair.

Maintenance - Matt Cagle

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- Picked up forks that were approved in December's meeting.
- Provided estimates for list of materials to strip & wax the lodge floors for approximately \$600. Board members discussed the cost vs. moving forward with the plan relocated HVAC and decided not to pursue buying the materials to strip/wax the floors.
- One-ton truck went to Schrock for repairs.
- Maintenance guys have been busy.

Pool/Lodge – Director Masters

Lodge:

- Based on discussion/decision to move forward with relocating the HVAC, Director Masters will get updated quotes.

Pool:

- Have had to remove trash cans and a possum from the pool.

Outdoor Amenities – Vice President Stalzer

- No update.

Office Organization/Website Admin/HR – Patty Parmele

- Preparing for mailing of General Assessment statements.
- Preparing Annual Meeting documents.
- Vehicle Stickers are available in the office – Payment or Payment plan must be made prior to receiving stickers.
- Payment Plans Updates
- Office Stats:
 - 1 - Real Estate Transfers YTD
 - 3 – Real Estate Transfers identified from 2023 Taz Co

Building/Zoning/Security – Bob Porter

Security:

- No new tickets issued or paid since the last Board Meeting
- Allowed one exception for the road weight limit to allow a member whose freezer to quit working to have a new one delivered.
- Allowed a member to temporarily park their pickup truck and trailer on the side of Westminster for 3-4 hours while off-loading a skid steer on Fast avenue to drive it into HLA to avoid an overweight.

Member Questions

No Executive Session

Meeting Adjournment: 6:49 pm

Motion to Adjourn

Motion by: Treasurer Kent

Seconded by: Director Masters

Vote Tally: 7-0