

Heritage Lake Association  
 February Board Meeting Minutes  
 March 26, 2024

Call to Order: 6:06 pm

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

**Approval of Minutes**

Motion to approve meeting minutes from January.

1st: Treasurer Kent                      Seconded by: Director Porter                      Vote tally: 5-0

Motion to approve meeting minutes from February.

1st: Director Porter                      Seconded by: Treasurer Kent                      Vote tally: 5-0

**Approval of Expenditures**

Motion to approve expenditures from February.

1st: Treasurer Kent                      Seconded by: Secretary Hasty                      Vote tally: 5-0

**Treasurer’s Report**

All data presented is as of Feb 29th, 2024.

The Total Cash Balance is \$1,950,784 and is made up of the following fund balances:

Emergency Fund .....	\$185,959
General Funds .....	\$875,136
Infrastructure Reserve Fund .....	\$404,612
Lake Funds .....	\$354,138
Road Funds .....	\$130,940

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$195,880, an increase of \$134,226, which is being driven by the annual assessments. For additional breakdown, please refer to the February 29th, 2024, Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$282,701 with Revenues of \$324,092 and Expenses of \$41,390. Please see the February YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of February the cash deposits were \$182,912 and the cash expenditures were \$18,651.

Unusual Expenses for the month of February include:

- \$1,567 to Blunier Implement for Snowplowing equipment
- \$1,470 to Deano’s Pool for pool repairs





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cost of the member to handle. Board didn't feel there was any action they needed to take.

- Lot next to pool – no interest by the Board in selling this lot.
- Junk Day – Secretary Hasty will organize for the weekend of the fall garage sales (weekend after Labor Day). Goodwill takes all electronics, except tube TVs.
- Dam Engineering Expense Approval – approved above during Conservation Committee update

### **Maintenance - Matt Cagle**

- Campground erosion control – a lot of road work completed
- Painting campground bathrooms.
- Frisbee golf – cleaned up surrounding area.

### **Pool/Lodge – Director Masters**

#### **Lodge:**

- Insulation is complete.
- HVAC install scheduled for the week of 3/18.
- AED in lodge has been inspected, purchasing new pads.

#### **Pool:**

- Sand Filters have been changed out by Deano's Pools
- Ready to start summer prep end of April

### **Outdoor Amenities – Vice President Stalzer**

- No report submitted.

### **Office Organization/Website Admin/HR – Cristy Hasty**

- Trash collection mailers sent out to residents on March 13, 2024
- Reminder that as of April 1<sup>st</sup>, members will no longer have the option to deposit any HL payments or HL documents in the bank's night depository.
- Office Stats:
  - 4 - Real Estate Transfers YTD
  - 353 - Vehicle Stickers YTD, not including Bob's

### **Building/Zoning/Security – Bob Porter**

#### **Security:**

- No new tickets issued or paid since the last Board Meeting
  - 1 ticket paid (from Dec 2023)
- 1 ticket paid (from Feb 2024—payment will be returned since ticket should have been written as "warning")
- Issued out 2 Second notice letters for vehicles parking on the roadways.
  - 27 Wilshirewood Dr & 9 Beechwood
- Issue out 2 letters to clean up excess trash in the front yards.
  - 215 Brandy Dr. & 20 Bradford

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- 20 Bradford cleanup has been taken care of.
- Issued out 42 Decals last Thursday at the lodge and have another scheduled time slot on 3/21 to do the same at the lodge.

**Member Questions**

Member Morgan requesting approval for him to work out of his house for his new business. President Reed explained the intent for it in the CCE&Rs relating to commercial storefront, business traffic. Are there any special permits that he needs through the HOA? Members would be responsible for submitting permits for work he may do, but not for him as the contractor.

Member Ward brought up questions about the fish in the lake; website info is outdated. Is the fish report posted every year? President Reed will talk to Vice-President Stalzer about it. Same member asked about having a solar light added to the pole at the dock about halfway across the road over the dam.

**Meeting Adjournment: 7:12 pm**

Motion to Move to Executive

Motion by: President Reed      Seconded by: Director Cagle      Vote Tally: 5-0

**Executive Session:**

Motion to Adjourn monthly board meeting at 7:36 pm

Motion by: Treasurer Kent      Seconded by: Director Cagle      Vote Tally: 5-0