

Heritage Lake Association  
Board Meeting Minutes  
June 17, 2025

Call to Order: 6:00 pm

<u><b>Present</b></u>		<u><b>Absent</b></u>
President Stalzer Vice President Masters Treasurer Kent Secretary Hasty	Director Cagle Director Grant Director Kitterman	

**Approval of Minutes**

Motion to approve meeting minutes from May.

1st: Secretart Hasty                      2<sup>nd</sup>: Director Cagle                      Vote tally:     7-0

**Approval of Expenditures**

Motion to approve expenditures from last month.

1st: Treasurer Kent                      2<sup>nd</sup>: Vice President Masters                      Vote tally:     7-0

**Treasurer's Report – Amy Kent**

All data presented is as of May 31st, 2025.

The Total Cash Balance is \$1,771,564 and is made up of the following fund balances:

Emergency Fund ..... \$204,980  
General Funds ..... \$796,484  
Infrastructure Reserve Fund .....\$311,883  
Lake Funds .....\$321,055  
Road Funds .....\$137,162

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$127,503, a decrease of \$19,865. For additional breakdown, please refer to the May Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$155,696 with Revenues of \$351,627 and Expenses of \$195,931. Please see the May YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of May the cash deposits were \$19,499 and the cash expenditures were \$108,725.

Unusual Expenses for the month were:

\$37,719– Stark Excavating (Dam spillway work approved by the board)  
\$34,288 – German-Bliss Equipment (Maintenance side by side)



Additional report details are posted on the Heritage Lake website.

### **Pool Committee – Joshua Kitterman**

- Tazewell County Health Department and IDPH do not have a current intergovernmental agreement to do pool inspections at this time.
- IDPH stated we must have records of the current main drain cover expiration date in order to open, HLA drain cover would have expired in June of 2021, so it would need replaced in 2025. Deano Pools replaced the grate. Also, if the main drain leak affects the flow rate for the pump, they could shut us down if we were to open.
- All main drain repairs, including replacing the main drain covers, requires a permit through IDPH. Permits can only be applied for by an approved engineer.
- Accepted a bid from Farnsworth Group for \$4,850.00 for engineering work and permitting for the main drain repairs. This is being utilized out of the \$30k approved for pool repairs.
- Member Weir is going to work with TCHD to see if a permit is needed. Will need a permit if IDPH requires it.
- Board Director Kitterman to get a new grate aligned.
- Pool committee to discuss how to fix cracks, etc.
- Pool Committee would like a pool poll to be mailed with lake fund this fall, to get members' direction on how they want to proceed. The board agreed to this.

### **Conservation Committee - Dam Construction Brad Reed/Kurt Lemke**

#### **Conservation Committee – Kurt Lemke**

- Will spray the lake in the next 2 weeks & then every 3 weeks. Asked the office to post prior to each spraying.

#### **Dam Construction - Brad Reed**

- Plans for secondary spillway were reviewed two weeks prior. Detailed updates have been made on top of what was already presented. Further details were explained but the second spillway will be in same locations, 5' pipe will be used and 8' manholes to drop it down. Concrete walls will replace the steel guardrail along the dam. Might seek another solution for that wall. Budgeting bid was sent to 5 contractors to see if we can find a partner in the project to reduce costs.

### **Environmental Control Committee**

#### **Pending Permit Issues:**

- 7 Elizabeth Way Building Permit PENDING

#### **Closed/Approved Permits since last board meeting:**

- 15 Summerset Dr Deck Permit APPROVED
- 327 Brandy Dr Deck Permit – APPROVED
- 8 Carlton Dr Tree Permit – APPROVED

### **Road Committee/SSA - Brad Reed**

- Shawn (maintenance) is checking a map for spray patch and marking the roads. Patching is through the county, and it is a quicker process. Seal coat work is planned for some



Heritage Lake Association  
Board Meeting Minutes  
June 17, 2025

secondary roads and was bid earlier, only 1 bid was submitted. Cost per yard is higher since 2021 as expected after covid. Commission will vote on and the earliest it will start is July. Speed bump to be review on Heritage Dr, rough estimate will be 20k.

**Social Committee – Amy Kent**

- No report submitted.

**Old Business**

- Weed abatement will continue until July 4<sup>th</sup>, after that we might change the chemicals used for better results.

**New Business**

- Dam update - the secondary spillway was sent out for budgeting with budgets expected back at the end of this month.
- Discuss a motion to approve an allowance for lake dredging investigation. Dredging Committee is working with contractors to do an in-depth estimate of what dredging and potential silt pond changes need to be made. Road Committee will provide culverts of the lake. Motion to approve up to \$1,000 for dredging investigation for Berardo Construction.

1<sup>st</sup>: Vice President Masters

2<sup>nd</sup>: Director Cagle

Vote tally: 7-0

**Maintenance – Matt Cagle**

- New ladder for dock is here, will put fixed dock out by July 5<sup>th</sup>.

**Pool/Lodge – Joshua Kitterman**

**Lodge:**

- No updates.

**Pool:**

- Update provided with Pool Committee update.

**Outdoor Amenities – James Grant**

- Posted laminated signs in bathrooms at beach and campground
- Ordering beach signs – no diving
- Ordered permanent signs for the beach/campground shower houses
- Received design from Miller Welding for a better grate for the top of the drainpipe at the beach. Waiting for a price to proceed. The grate will be removable but should prevent things (and people) from entering the pipe from the top.

Motion to approve less than \$500 for a grate for the culvert at the beach:

1<sup>st</sup>: Director Grant

2<sup>nd</sup>: Treasurer Kent

Vote tally: 7-0

- Met with other board members to begin planning for lake dredging.
- Got supplies ordered for the shower houses.



Heritage Lake Association  
Board Meeting Minutes  
June 17, 2025

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

- Fall Cleanup Date, 3 dumpsters – September 13
- Office Stats:
  - 15 - Real Estate Transfers YTD
  - 771 - Vehicle Stickers YTD

**Building/Zoning/Security – Tiffany Masters**

**Security:**

- 9 new tickets issued for no sticker since the last board meeting
  - 3 of them have picked up stickers in the office
- 1 ticket issued for disobeying stop sign

Will post on Facebook & website for volunteers to help at the boat ramp July 4<sup>th</sup> & 5<sup>th</sup>.

**Purchasing land by the dam:**

Motion to approve up to \$3,000 for surveying fees to Austin Engineering for a land purchase behind the dam.

1<sup>st</sup>: Director Grant

2<sup>nd</sup>: Secretary Hasty

Vote tally: 7-0

**Member Questions:**

- None

**No Executive Session**

Motion to Adjourn at 7:09 p.m.

1<sup>st</sup>: Director Grant

2<sup>nd</sup>: Treasurer Kent

Vote tally: 7-0