

Heritage Lake Association
Board Meeting Minutes
August 19, 2025

Call to Order: 6:00 pm

<u>Present</u>		<u>Absent</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 July.

1st: Vice President Masters 2nd: Director Kitterman Vote tally: 7-0

Approval of Expenditures

Motion to approve expenditures from last month.

1st: Treasurer Kent 2nd: Vice President Masters Vote tally: 7-0

Treasurer's Report – Amy Kent

All data presented is as of July 31st, 2025

The Total Cash Balance is \$1,756,055 and is made up of the following fund balances:

Emergency Fund \$221,653
General Funds \$755,685
Infrastructure Reserve Fund \$314,072
Lake Funds \$323,625
Road Funds \$138,021

The above funds include checking and CDAR accounts. The outstanding receivables total is \$107,475, a decrease of \$8,277. For additional breakdown, please refer to the July Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$65,817 with Revenues of \$362,744 and Expenses of \$296,927. Please see the July YTD Profit and Loss Statement for further detail. As for actual Cash details, for the month of July the cash deposits were \$19,087 and the cash expenditures were \$36,946

Unusual expense for the month:

\$11,516 – Austin engineering for dam work

Additional report details are posted on the Heritage Lake website.

Pool Committee – Joshua Kitterman

- Continuing on the plans from the July board meeting – nothing new to report.

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Conservation Committee - Dam Construction Brad Reed/Kurt Lemke

Conservation Committee – Kurt Lemke

- No update.

Dam Construction - Brad Reed

- Received contractor feedback, President Stalzer and Conservation Committee need to meet on the dam plans..

Road Committee/SSA - Brad Reed

- No official date for when the work will begin, contracts are signed, we expect it to begin in August but no specific date – UCM will do the work.
- SSA met in July and passed the budget for next year, so more to come on that..

Environmental Control Committee

Pending Permit Issues:

- None

Closed/Approved Permits since last board meeting:

- 574 Heritage Dr- Tree-APPROVED
- 6 Thornton Dr-Tree-APPROVED
- 7 Scarborough Dr-Tree-APPROVED
- 316 Westminster Dr-Tree-APPROVED
- 25 Greenbriar Rd-Fence-APPROVED
- 30 Essex Ave-Driveway-APPROVED
- 316 Brandy Dr-Tree-APPROVED
- 125 Heritage Dr-Shed-APPROVED
- 20 Martinique Ln-Patio-APPROVED
- 20 Martinique Ln-Tree-APPROVED

Social Committee – Amy Kent

- Garage Sales are Sept 5 & 6
- Dumpsters will be available on Sept 13 as our trash cleanup day
- Director Cagle asked if there has been mention of a poker run – no one has volunteered.

Old Business

- Lake dredging investigation – looking for an engineer to investigate siltation issues on the lake. No movement since last month.

New Business

- September budget meeting – chose Sept 21 @ 10:00 a.m.
- Trick or Treating & Weenie Roast – chose Nov 1, 4-7 p.m.
- Trash violation – letter sent to member on July 28 for using another service.
 - Member to be sent a second letter that after September 1, a \$100 fine will be assessed every week until the member stops using a trash service other than Republic.

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Motion to send a second letter to fine the member after Sept 1, \$100 every week until the cease using the trash service.

1st: President Stalzer 2nd: Director Hasty Vote tally: 7-0

- Director Hasty will call the trash company they are using and tell them they are trespassing and cannot service HLA.

Maintenance – Matt Cagle

- Busy mowing and trimming trees.

Pool/Lodge – Joshua Kitterman

Lodge:

- No update.

Pool:

- Will be draining pool to have engineer come take a look.

Outdoor Amenities – James Grant

- New grate installed at the beach.

Office Organization/Website Admin/HR – Cristy Hasty

- HLA Clean-Up Date – confirming times, etc. and working on drafting posts: info & request for volunteers. Jess Schaufler volunteered.
- Started working on Lake Fund mailing. Plan is to have invoices to the post office on Aug 27.
- Confirmed pool committee flyer will **not be** going out with this mailing.
- Office Stats:
 - 17 - Real Estate Transfers YTD
 - 904 - Vehicle Stickers YTD

Building/Zoning/Security – Tiffany Masters

Security:

- 0 tickets issued since last month's meeting.

Dredging

Working on 10-year lake dredging and maintenance plan.

Member Questions:

- Member mentioned a missing pin in the boat ramp dock, maintenance will review and fix.
- Rib Throw Down proposed for Oct 4th at the lodge.

Executive Session

Motion to Adjourn at 6:35 p.m.

1st: Treasurer Kent 2nd: Vice President Masters Vote tally: 7-0