

Heritage Lake Association  
Board Meeting Minutes  
September 16, 2025

Call to Order: 5:59 pm

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

**Approval of Minutes**

Motion to approve meeting minutes from August.

1st: Director Kitterman                      2<sup>nd</sup>: Vice President Masters                      Vote tally: 5-0

**Approval of Expenditures**

Motion to approve expenditures from last month.

1st: Vice President Masters                      2<sup>nd</sup>: Director Cagle                      Vote tally: 5-0

**Treasurer's Report – Amy Kent**

All data presented is as of August 30th, 2025.

The Total Cash Balance is \$1,728,500 and is made up of the following fund balances:

Emergency Fund ..... \$221,888  
General Funds ..... \$729,341  
Infrastructure Reserve Fund .....\$314,335  
Lake Funds .....\$324,476  
Road Funds .....\$138,460

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$99,240, a decrease of \$8,235. For additional breakdown, please refer to the August Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$40,500 with Revenues of \$365,554 and Expenses of \$325,054. Please see the August YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of August the cash deposits were \$7,936 and the cash expenditures were \$35,424. Unusual expense for the month: \$8,635 – Austin engineering for dam work.

Additional report details are posted on the Heritage Lake website.

**Pool Committee – Joshua Kitterman**

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- Pool has been drained, working on getting engineering company to come back out.

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

**Conservation Committee – Kurt Lemke**

- No update.

**Dam Construction - Brad Reed**

- Meeting with engineers on Thursday, Sept 18 to discuss estimates.

**Road Committee/SSA - Brad Reed**

- 2025 Seal coat updates

Most of the seal coat was done today, Sept 16; anything with hand work, they held off and expect it to be done tomorrow or the next day.

**Environmental Control Committee**

**Pending Permit Issues:**

- None

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

- 19 Greenwood Dr - Tree-APPROVED
- 3 Yorkshire Dr -Tree-APPROVED
- 12 Summerset Dr – 2 Tree-APPROVED
- 991 Heritage Dr -Tree-APPROVED

**Social Committee – Amy Kent**

- Garage Sales were held Sept 5/6
- Rib throwdown - Oct 4<sup>th</sup> at the lodge
- Trick or Treating and Weiner roast - Nov 1st
  - Post on FB in October for donations to cut down on costs
- Asked Jess to post for a Poke Run lead
- Thanked Jess for monitoring HLA Clean Up Day; she will share lessons learned with the office.

**Old Business**

- Reminder on Budget meeting for Sept 21<sup>st</sup> at 10AM at the lodge. Confirmed this date still works for everyone.
- Vice President Masters and Motin Curr engineering discussing silt basin work.

Motion to approve up to \$5,000 for silt basin surveys.

1st: Vice President Masters

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

Vote tally: 5-0

**New Business**

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**Maintenance – Matt Cagle**

- No report submitted.

**Pool/Lodge – Joshua Kitterman**

**Lodge:**

- No update.

**Pool:**

- No report submitted.

**Outdoor Amenities – James Grant**

- Plan to keep restrooms open until after Nov 1.

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

- HLA Clean-Up Date – confirming times, etc. and working on drafting posts: info & request for volunteers.
- Lake Fund mailing complete.
- Office Stats:
  - o 18 - Real Estate Transfers YTD
  - o 967 - Vehicle Stickers YTD

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

**Security:**

- 1 Ticket issued since last month's meeting, forgot to use Guest Pass.

Monitoring underage golf cart and ATV drivers.  
Monitoring trespassing trash companies.

**Dredging**

Working on 10-year lake dredging and maintenance plan.

**Member Questions**

Motion to Move to Executive Session at 6:39 p.m.

1<sup>st</sup>: Vice President Masters      2<sup>nd</sup>: Director Grant      Vote tally:      5-0

**Executive Session**

Motion to Adjourn at 6:35 p.m.

1<sup>st</sup>: Treasurer Kent      2<sup>nd</sup>: Vice President Masters      Vote tally:      5-0