

2025 Annual Membership & Board of Directors Meeting
Heritage Lake Association
March 15, 2025

Roll Call: March 15, 2025, 9:01 AM

Present:

President Brad Reed
Vice President Cam Stalzer
Treasurer Amy Kent
Secretary Cristy Hasty
Director Matt Cagle
Director Tiffany Masters

Absent: Director Bob Porter

President Reed welcomed everyone, coffee and donuts are in the back. We'll have a couple of Committee reports and then get to the topic most attendees are ready to discuss. We'll do questions as you raise your hand and will have you go to the microphone. There are copies of the proposed/new CCERs.

Reports:

Accounting update provided by Shelli Streit, from Don Heinold, CPA Office. At the end of 2024, the cash in the bank for Heritage Lake is \$1,687,988 which is a decrease of \$107,917 over the 2023 balances which is about a 6.0% decrease. There's no debt at the end of the year, and the net operating income for 2024 was a \$70,184 loss compared to income of \$96,326 for 2023. The assessments that were billed for 2024 were \$366,392 compared to 2023 at \$352,168 which is about a 4% increase. Operating expenses were \$523,283 which is up from 2023 at \$321,586. There were no questions. President Reed thanked Shelli for all she does for HLA. The accounting report is attached to the meeting minutes.

President Reed introduced Attorney Mike Seghetti, the attorney of record for HLA, no questions were asked.

Committee Reports:

Conservation Committee - Reported by: Chair Kurt Lemke. Called out other Committee members: Bob Pirtle, Greg Richman, Rodney Stickrod, Bob Porter, Cam Stalzer, and Andrew Clinton. Conservation Committee's presentation is attached at the end of the minutes. There was also a review of the dam work completed in 2024 and early 2025. The presentation on the dam is attached at the end of the minutes.

Environmental Control Committee – Chair Mielke

They've done a great job, with a good turnaround time. HLA membership, as a whole, has done better at turning in permit requests. We have five members on the ECC.

Social Committee – Treasurer Kent

No updates at this time.

Road Committee/SSA – President Reed

Engineers and contractors create and execute plans, but none of this would be possible without the

Heritage Lake Volunteers. These volunteers organize the effort, keep track of the road conditions and cash flow and are critical to the success of the 20-year maintenance plan and beyond. While we are required to keep the roads maintained as part of the SSA ordinance, Heritage Lake is required to initiate the work request. I would like to thank the SSA Committee volunteers: Jim Flynn and Bonnie Lempke; and the Road Committee volunteers: Joe Woodrum and Matt Cagle.

President Reed's presentation is attached at the end of the minutes. It included these topics:

2024 Projects

SSA Tax Levy

Maintenance Plan

2025 Projects

Winter Weight Limits

Reminders

Thank you to **ALL Heritage Lake Volunteers**, especially on those on the Board previously.

2024 HLA Accomplishments – President Reed

President Reed reviewed accomplishments from 2024. These were small projects that the board, HLA volunteers, and HLA employees completed in 2024 that may not be obvious to the membership. These items highlight the continued work and challenges in the background that do not get recognized. See the attached presentation.

NEW BUSINESS

ByLaws Amendment – President Reed

Paper copies of the proposed changes to the ByLaws. The changes were reviewed – changing the due date of the Lake Fund to the same timing as the Annual Assessment (due March 1); effective January 1, 2026. There were no questions or further amendments

Amended ByLaws will be posted on the website once they are recorded.

Membership Motion to approve the amended and compiled ByLaws as presented.

Motion by: President Reed Seconded by: Vice President Stalzer

Membership: 184-0 (includes 52 member votes, 6 board votes on 132 proxies granted top the board)

Motion Carries

Teller Committee – President Reed

Three openings on the Board of Directors. Thank you to outgoing board member Bob Porter for all you have done for HLA and the Board. Vice President Stalzer thanked outgoing board president Brad Reed for all he has done for HLA and the Board.

A quorum has been established with the following counts:

- 878 eligible lots (votes) in total
 - 20% quorum of 176 lots (votes)
- Proxies Granted to the Board
 - In advance Proxies Granted to the Board: 132 lots (votes)

- At the meeting: 0 lots (votes)
- Total granted to the board: 132 lots (votes)
- Proxies As Abstained
 - Abstained in Advance Proxies: 41 lots (votes)
 - At the meeting: 0 lots (votes)
 - Total Abstained: 41 lots (votes)
- Members in attendance: 52 lots (votes) represented
- Total lots at the meeting for the purposes of establishing a quorum: 225 lots
- Total lots at the meeting for voting (in person + Proxies granted): 184 lots (votes)

145 votes cast for Matt Cagle (elected)
143 votes cast for James Grant (elected)
151 votes cast for Josh Kitterman (elected)
3 votes cast for write-in candidate Brad Reed

Matt Cagle, James Grant, and Josh Kitterman are new Board members officially seated at the adjournment of the Annual Membership Meeting.

MEMBERSHIP QUESTIONS –

- Question from Member Pirtle regarding the car (boat) port on Brandy Dr not meeting requirements on the permit to be approved. New Board will look into this.

MOTION TO ADJOURN THE ANNUAL MEMBERSHIP MEETING:

Motion By: HLA Member Jim Flynn Seconded by: HLA Member Bob Pirtle
Vote Count: All - 0 **Motion Carries**
Annual Meeting adjourned – 10:35 am

REGULAR BOARD MEETING FOLLOWING ANNUAL MEETING – 10:50 AM

Organization and election of officers attached at the end of the minutes.

REGULAR BOARD MEETING ADJOURNMENT