

Heritage Lake Association
Board Meeting Minutes
November 18, 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 October.

1st: Secretary Hasty 2nd: Director Cagle Vote tally: 7-0

Approval of Expenditures

Motion to approve expenditures from last month.

1st: Treasurer Kent 2nd: Director Grant Vote tally: 7-0

President Stalzer will send Annual Meeting minutes to the board to review before December's monthly meeting.

Treasurer's Report – Amy Kent

All data presented is as of October 31st, 2025

The Total Cash Balance is \$1,740,189 and is made up of the following fund balances:

Emergency Fund	\$222,588
General Funds	\$782,369
Infrastructure Reserve Fund	\$318,807
Lake Funds	\$277,157
Road Funds	\$139,268

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$103,097, a decrease of \$15,765. For additional breakdown, please refer to the October Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$39,414 with Revenues of \$432,363 and Expenses of \$392,949. Please see the October YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of October the cash deposits were \$20,916 and the cash expenditures were \$36,199. Unusual expenses are as follows:

Heritage Lake Association
Board Meeting Minutes
November 18, 2025

- Austin Engineering \$14,600 for dam work
- Herman Brothers Fisheries \$3,153 fish stocking

Additional report details are posted on the Heritage Lake website.

Pool Committee – Joshua Kitterman

- Working on putting a camera through the main drain to understand what is capable in making it acceptable to code, including checking for space for a bigger septic to be shared with the engineer. Updates could be made still in 2025 weather permitting. February 5, 2025, \$50,000 was set aside for 2025 pool repairs but not used.

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

- Fish were stocked in October 2025, the website will be updated to reflect this

Dam Construction - Brad Reed

- No update

Road Committee/SSA - Brad Reed

- 2025 Seal coats were inspected and looked good
- SSA list is being worked on for 2026

Environmental Control Committee

Pending Permit Issues:

- None

Closed/Approved Permits since last board meeting:

- 22 Carlton Dr – Driveway - APPROVED

Social Committee – Amy Kent

- Halloween Trick or treating & weenie roast were a big success; they even ran out of hot dogs

Old Business

- Lake dredging investigation – was looked at 2 weeks ago, haven't heard anything back

New Business

- 2026 Budget – will need to be approved in December's board meeting

Maintenance – Matt Cagle

- Sign painting, street signs need ordered
- Pulled a dock to repair screws and sealer
- Prepping plow equipment
- Cleaned out inlet pipes & removed trees from outlet at Raleigh sediment pond

Heritage Lake Association
Board Meeting Minutes
November 18, 2025

Pool/Lodge – Joshua Kitterman

Lodge:

- No update.

Pool:

- Pool was winterized

Outdoor Amenities – James Grant

- Beach and campground restrooms are closed.

Office Organization/Website Admin/HR – Cristy Hasty

- Budget mailing complete.
- Office Stats:
 - 24 - Real Estate Transfers YTD
 - 999 - Vehicle Stickers YTD

Building/Zoning/Security – Tiffany Masters

Security:

- Both of Security Worked Halloween
- Working on replacing missing "No Trespassing Sign" at 2nd Entrance at Wilshire Wood

Member Questions

Motion to move to Executive Session at 6:42 p.m.

1st: Treasurer Kent 2nd: Secretary Hasty Vote tally: 7-0

Executive Session

Motion to adjourn 6:50 p.m.

1st: Director Grant 2nd: Secretary Hasty Vote tally: 7-0