

Heritage Lake Association
Board Meeting Minutes
December 15, 2025

Call to Order: 6:01 pm

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

Approval of Minutes

Motion to approve meeting minutes from November.

1st: Secretary Hasty 2nd: Director Grant Vote tally: 6-0

Motion to approve 2025 Annual Meeting Minutes.

1st: Director Grant 2nd: Vice President Masters Vote tally: 6-0

Approval of Expenditures

Motion to approve expenditures from last month.

1st: President Stalzer 2nd: Secretary Hasty Vote tally: 6-0

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 November 30th, 2025

The Total Cash Balance is \$1,702,687 and is made up of the following fund balances:

Emergency Fund \$222,588

General Funds \$741,496

Infrastructure Reserve Fund \$319,067

Lake Funds \$279,895

Road Funds \$139,641

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$95,578, a decrease of \$7,519. For additional breakdown, please refer to the November Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$27,904 with Revenues of \$440,068 and Expenses of \$412,164. Please see the November YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of November the cash deposits were \$6,457 and the cash expenditures were \$46,479. Unusual expenses are as follows:

- West Bend \$29,458 annual insurance payment

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Additional report details are posted on the Heritage Lake website.

Pool Committee – Joshua Kitterman

- Pool repair company came to send a camera down, but the pool froze so that couldn't happen. It's on hold until we can pump all the water out.

Conservation Committee - Dam Construction Brad Reed/Kurt Lemke

Conservation Committee – Kurt Lemke

- No updates.

Dam Construction - Brad Reed

- No updates.

Road Committee/SSA - Brad Reed

- 2026 SSA list is still being worked on, 601 lots as of now; final list will be approved mid-January.

Motion to approve the 2026 HLA SSA membership list as presented with the understanding that changes could be made due to property sales in December of 2025.

1st: Director Grant

2nd: Director Cagle

Vote tally: 6-0

Environmental Control Committee

Pending Permit Issues:

- None

Closed/Approved Permits since last board meeting:

- 109 Brandy Dr – Solar panels - APPROVED

Social Committee – Amy Kent

- No updates.

Old Business

- Lake dredging investigation – engineer working on the survey on the two silt basins. Looking at quotes to add rip rap to the boat ramp are near the docks. President Stalzer will check on volunteer dredging between the boat dock and first dock (so it will float) before that rip rap is added.
- 2026 Budget Proposal – General Assessment and the Lake Fund Assessment should be received by membership on or before February 1st, both due on March 1st. Lake fund is pro-rated for the 2026 Assessment. This is because it is an annual assessment that we are pulling ahead in 2026. All assessments have a March 1st due date.

Motion to approve the 2026 Heritage Lake Association Budget, which was mailed to the membership on November 10th.

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1st: President Stalzer

2nd: Secretary Hasty

Vote tally: 6-0

New Business

- Write tickets for parking on roads – tickets can be issued for vehicles parked on the road for longer than 48 hours, members need to understand that with a lot of snow, the plows cannot operate as effectively, so vehicles will need to be moved.
- ByLaw update: vehicles not moved prior to snow expected to exceed 1" of accumulation will be subject to fines.
- Vote on January meeting.

Maintenance – Matt Cagle

- Write tickets for parking on roads.
- Couple of equipment failures, taken care of.

Motion to spend \$1,700 on new carbide tip edges for the plows.

1st: Director Cagle

2nd: Secretary Hasty

Vote tally: 6-0

Pool/Lodge – Joshua Kitterman

Lodge:

- No updates.

Pool:

- No updates.

Outdoor Amenities – James Grant

- No updates.

Office Organization/Website Admin/HR – Cristy Hasty

- Working on 2026 assessment communications
- Office Stats:
 - 25 - Real Estate Transfers YTD
 - 1003 - Vehicle Stickers YTD

Building/Zoning/Security – Tiffany Masters

Security:

- No update.

Member Questions - None

Motion to adjourn at 6:34 p.m.

1st: Vice President Masters

2nd: Director Kitterman

Vote tally: 6-0

Executive Session - None