

Heritage Lake Association
 Board Meeting Minutes
 January 20, 2026

Call to Order: 6:02 pm

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

Approval of Minutes

Motion to approve meeting minutes from December.

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

Approval of Expenditures

Motion to approve expenditures from last month.

1st: Treasurer Kent 2nd: Secretary Hasty Vote tally: 6-0

Treasurer’s Report – Amy Kent

All data presented is as of December 31st, 2025.

The Total Cash Balance is \$1,696,140 and is made up of the following fund balances:

Emergency Fund	\$222,817
General Funds	\$731,006
Infrastructure Reserve Fund	\$320,724
Lake Funds	\$281,587
Road Funds	\$140,005

The above funds include checking and CDAR accounts.

The outstanding receivables total is \$89,419, a decrease of \$6,159. For additional breakdown, please refer to the December Balance Sheet.

The Year-to-Date Net Income/(Loss) is \$10,097 with Revenues of \$445,487 and Expenses of \$435,390. Please see the December YTD Profit and Loss Statement for further detail.

As for actual Cash details, for the month of December the cash deposits were \$8,772 and the cash expenditures were \$17,750. No unusual expenses this month.

Additional report details are posted on the Heritage Lake website.

Working with the HLA accountant on accounts receivable of \$89,000. Over \$76,000 is over 120+ days past due. Around \$24k should be written off as they can’t send them to collections. Some of the \$89k may be part of the county auctions since 2024 or 2025. Fifteen members owe around \$38k in dues, so liens will be filed on those members.

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Motion to approve no more than \$1,500 to file liens on the 15 members which are delinquent.

1st: Treasurer Kent 2nd: Director Kitterman Vote tally: 6-0

Pool Committee – Joshua Kitterman

- JA Rich wants to send a camera in the pool drain line, \$2,219 which will show how the main line is connect4ed and how it runs. Lots of discussion on the drain and greatest, and the engineer on what it needs to meet today’s standards. IDPH requires an engineer to sign off on the drain, our engineer will not do that.

Motion to approve less than \$4,000 for scoping out the main pool drain with video equipment

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

Conservation Committee - Dam Construction Brad Reed/Kurt Lemke

Conservation Committee – Kurt Lemke

- No updates. Need to clean out the silt ponds.

Dam Construction - Brad Reed

- No updates.

Road Committee/SSA - Brad Reed

- Tazewell County will get a new SSA, trustee lots have all sold at auction.

Motion to approve the 2026 HLA SSA membership list as presented with the understanding that changes could be made due to property sales and errors or pin number changes.

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

Environmental Control Committee

Pending Permit Issues:

- None

Closed/Approved Permits since last board meeting:

- 21 Wilshire Wood Dr – tree permit – APPROVED

Need to post that committee members are needed to the ECC.

Social Committee – Amy Kent

- Easter egg hunt at the beach, weekend before Easter is Dee Mack Spring Break00.

Old Business

- Lake dredging investigation – still working on dredging and rip rap plans.1st:

New Business

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- Did not need to discuss/vote--London exception for Hafley Crane Services to bring their crane to put up the tresses at a new house build, crane is 25 tons so 17 tons over the limit.

Maintenance – Matt Cagle

- Moved dirt around the dissipater.

Pool/Lodge – Joshua Kitterman

Lodge:

- No updates.

Pool:

- No updates.

Outdoor Amenities – James Grant

- 2026 campground license renewal has been sent in.

Office Organization/Website Admin/HR – Cristy Hasty

- Started on 2026 annual meeting documents
- Office Stats:
 - 27 total 2025 real estate transfers
 - 1010 total 2025 vehicle stickers
 - 2026 vehicle stickers to be delivered by Jan 16
- Need to remind folks to fill out the automatic payment processing form.

Building/Zoning/Security – Tiffany Masters

Security:

- No updates.

Snow removal signage/parking ban if snow is expected.

Member Questions - None

Motion to adjourn at 6:34 p.m.

1st: Director Cagle

2nd: Secretary Hasty

Vote tally: 6-0

Executive Session - None