

Heron Bay Annual Meeting

January 12, 2019

Call to order/establish a quorum: With over 40 owners represented in person or by proxy, a quorum was established, and Mr. Kurzel called the meeting to order at 10:07 a.m.

Introduction and Welcome: Mr. Kurzel introduced the Board members, as well as committee members, before heading into committee reports. He encouraged owners to volunteer for committees.

- ARC – Eric Frye: He advised 2 homes had been completed in 2018, with more in progress. Realtor signs were changed. He advised he would be stepping down due to work requirements, and advised a third member would be needed to join Larry & Ron.
- Common Property – Larry Williamson: Mr. Williamson recognized the other committee members, and thanked them for their efforts. He advised frozen pipes were repaired, new signs around the community had been installed, the Clubhouse deck and rails had been replaced, reflectors were replaced on docks (planks will be addressed in 2019), and 40 trees came down in storms that had to be removed. In 2019, guardrails on Whisper Lake will be replaced, Pond 2 is being taken out with permission of the owner, and light posts will be refurbished.
- Social – Jean Humphrey and Elaine. Book Club and Garden Club (I have Tuesday marked down for both?)

President's report: Mr. Kurzel advised that:

- In 2018 a quarterly introductory gathering for new owners was established. This began in 4th quarter, 2018, and had over 40 owners in attendance.
- Vendors codes are being changed as of February 15, 2019.
- Certain roads within the community were snow plowed for the first time in the Association's history.
- Paving will occur in the spring. Whisper Lake will be repaired and sealed, and resurfaced at a future time.
- Speeding is a problem within the community, and the Board will be sending out a letter shortly to all owners. The Board has discussed speed bumps (not speed "warnngs"), a sign that flashes a driver's speed, and other means of correction.

Treasurer's Report: Phillip Edwards provided a financial report through December 31, 2018. He explained that the 3% increase must continue to meet the needs of a

community with an aging infrastructure. The paving project will reduce the reserve balance to the acceptable minimum of \$200,000. He then outlined the 2019 budget.

Motion: To ratify the 2019 budget by Mr. Mahoney, seconded by Mr. Scalley. Unanimously carried.

Election of Two Directors: Brian Kurzel's and Charles Humphrey's terms are up this year. Two owners submitted their names for consideration in advance of the meeting: Jen Caldwell and Herb Niparts. The floor was opened for nominations but no one else volunteered. A motion to close nominations was made by Mr. Edwards, seconded by Mr. Mahoney and unanimously carried. Mrs. Caldwell and Mr. Niparts were elected to three year terms.

Deed of Pond 2: Mr. Kurzel explained that to get Pond 2 into working order would cost in excess of \$50,000. When the community was developed, the land for this pond was deeded to the community as part of negotiation with the Developer and the owner. The Board has been in contact with the owner who was receptive to having the land deeded back to them as long as it was discussed at the Annual Meeting. Mr. Kurzel advised the pond would be filled, some trees would be planted, and everything would be deeded back to the owner in "as is" condition. There were no voiced complaints or objections to this action.

Discussion/Q & A: Mr. Mahoney spoke about how to recycle, and what is accepted. He provided a flyer outlining what could be recycled. An owner asked about mailbox clean-up -and owner responsibility. Mr. Kurzel advised this will be addressed after the paving is completed in the spring. Mr. Kurzel and Mr. Humphrey were thanked for their service on the Board.

At 11:08 a.m., the meeting was adjourned by a motion from Mr. Williamson, seconded by Mrs. Scalley, and unanimously carried.

Respectfully submitted,

Mandy Kennedy
Secretary