

## **Heron Bay Board of Directors Minutes**

**Monday, September 18, 2023**

-Meeting called to order and determination of a quorum made at approximately 9:00.

Board Members Present:

David Printy (President), Bonnie Gotbaum (Vice President/Liaison to Committees), Mark Zaremski (At-Large), Kevin Thortsen (Treasurer)

-Motion made and seconded to approve agenda. Motion carried unanimously.

-Motion made and seconded to approve the July minutes. Motion carried unanimously.

### **Oral Communication to Board:**

-One resident attended the meeting but did not address the board.

### **Unfinished Business:**

Lot 1A-

-Dave Printy (President) provided an update;

-waiting for legal counsel to review the process of transferring ownership of Lot 1A in exchange for foreclosed lot owned by HOA. Our legal counsel is out of town. This exchange was approved by the board at June 2023 meeting.

Dock D step repair discussed in Committee Reports

Boat Storage Expansion-

-Lot next to current boat storage surveyed. Looking for contractor proposals to clear, grade and level the lot. It is expected that 45 new spaces can be added. There are currently 61 units.

### **Reports:**

Committee Reports:

-Bonnie Gotbaum (Vice President) provided reports from the committees.

ARC meets tonight, Shawna Hughes from Henderson, requested a list of new builds from the ARC. Shawna will try to call into meeting.

CPC discussed upcoming projects:

New Gate Service Contractor in place. Concern that the gates were not designed for the volume of traffic that the gates are currently seeing. Recommendation to use a rapid rise arm gate during high traffic hours in the day and the regular gates at night. Motion approved by the board.

Dock D steps need repair/replacing. Cube Hydro does not want concrete used on its property near the lake. Prefab concrete can be used on HOA property. Board requests a revised proposal from CPC.

Clubhouse refurbishment: Board requests that an oversight committee be set up with an interior designer to put together a formal proposal.

Treasurer's Report-

- Henderson Properties Financial Report was provided for the meeting. Banking position and accounts remain strong.
- There is approximately \$382,000 in the reserve. Proposal to move \$200,000 to an interest bearing money market account approved by Board.
- Delinquent fees down to approximately \$14,000 (from over \$60,000 two years ago).
- Annual budgets need to be submitted by next month in advance of the annual meeting.

**New Business:**

- Henderson Properties & ARC  
Representatives from these two groups will meet together to streamline processes.

Executive Session began at 10:40.

Return to Regular Session at 11:15.

The September HOA Board Meeting was adjourned at approximately 11:30.

The next meeting of the Heron Bay HOA Board will be Monday, October 16 at 9am.