

Heron Bay Board of Directors Minutes

Monday, January 15, 2024

-Meeting called to order and determination of a quorum made at approximately 9:05am

Board Members Present:

Bonnie Gotbaum, Donna Cook, Kevin Thortsen, Amy Zaremski, Mark Zaremski, and out-going Board President, David Printy

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

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

Appointment of Officers:

The following nominations and unanimous approvals for board positions took place:

President- Bonnie Gotbaum

Vice-President- Mark Zaremski

Secretary- Donna Cook

Treasurer- Kevin Thortsen

At-Large & Communications- Amy Zaremski

Oral Communications to Board: None

Unfinished Business

-Front Gate:

The current gate service contractor suggested the neighborhood consider a set of arms positioned inside the gate to operate during daytime hours. This would limit the number of times the gate would open and close and preserve the mechanisms of the actual gate. Information about how this would function, cost, and other details to be requested by the board.

-Dock D Update:

Work continues this winter to replace the steps to Dock D with a combination of concrete and railroad ties.

-ARC Committee Appointments:

Motion made, seconded and unanimously approved to appoint Brad McLain, Gene Gotbaum and Taylor Harrington to ARC committee.

Reports:

Report from Committees:

-Bonnie Gotbaum provided an update from committees including ARC, CPC & Social Committees.

Treasurer's Report:

-Kevin Thortsen provided overview of account balances for Reserves, Operations, & Money Market accounts.

-Replacement of A/C unit for gatehouse was recently approved to maintain proper temps for operating equipment.

-\$102,000 to be transferred from operational account to reserve account in January 2024.

New Business:

None

Executive Session began at appx. 10:30am

Return to Regular Session at appx. 11am

The January HOA Board Meeting was adjourned at approximately 11am

The next meeting of the Heron Bay HOA Board will be Monday, February 19, 2024 at 9am.

**Architectural Review Committee (ARC)
January Meeting Minutes**

All decisions identified within the minutes should be considered a committee unanimous vote unless otherwise noted.

Date: January 2, 2024

6:00 PM - Heron Bay Clubhouse

Attendees:

Tim McMullen

Ken Kennedy

Nicci Gafinowitz (Present - Remote)

Bonnie Gotbaum - Board Liaison

Tracie Johnson - ARC Volunteer

David Grein - ARC Volunteer

Presentation:

Construction Document Review Request - Lot 43 - 588 Pearl Bay Dr., Larry Fulton. *Reviewed the Construction Documents and requested additional information on Site Grading, Clearing Limits for proposed erection crane and finishes on side foundation walls.*

Business Session:

Approve - December Minutes - *Approved*

New Business:

New Requests:

685 Whisper Lake Dr. -Lot 8/Phase 10 - Steve Thompson - Landscape Plan Approval. *ARC Reviewed Landscape Plan and requested additional modifications.*

227 Whisper Lake Dr. - Bobby Hales - Demolish and Replace Existing Deck. *Approved with request for update on status of previously requested screening of Dog Run.*

586 Pearl Bay Dr - Graham & Kim Shirley - Landscape Plan Approval. *Approved with request for more information on height and material of retaining wall across front lawn.*

Pending Request Updates:

Carlisa Davie/Theresa Rann – Alternative Mailbox. *Rejected request. Still waiting for Owner to comply with Standards for mailbox.*

Dave Printy – Dog Fence. *Still waiting for response to request for additional information.*

Brad McClean – 602 Pearl Bay Dr. – Fence Issue Letter. *Still waiting for response to Letter rejecting fence placement.*

John Rosenbaum - 118 Heron Bay Dr. – Landscape Plan. *Non-Compliant. Recommend withholding of Deposit to off-set fines.*

Charles Lee – 146 Chersonese Ct. – Tree Removal. *Still waiting for response to Letter limiting number of trees allowed to be removed.*

Lee & Gretchen Williams – (Confirm Phase/Lot#/Address) – Lot Cleanup Request received 11/13/23. *129 Mallard Dr. – Notice Only. Approval not required.*

Unapproved Construction/Site Activity

443 Pearl Bay Dr. – Lot 32 (**Update**). *Unable to reach Property Owner. Turned over to Henderson.*

179 Pearl Bay Dr. – Clark Residence – Tree Removal. *Under Cube Hydro's jurisdiction for resolution. Under Board Review for Fines for Street Damage.*

Pending Construction Document Review Requests – On Hold or awaiting Construction Documents Approval or Stakeout Approval

Mark LeClair – Lot 53/ Phase 4 – 179 Mallard Dr. – New Residence – Requested Professionally drawn Elevations. Neil Arrington has requested additional info on **Floor Plan and Foundation Plan**. *Awaiting feedback from Homeowner.*

Lot Clean-up/Tree Removal Requests:

179 Mallard Dr. (Lot 53/Phase4) – Mark & Vanessa LeClear – Lot Clean-up Request. *Awaiting feedback from Homeowner.*

Construction Project Updates: New Homes – (Landscape Plan Review Required-LPRR)

169 Kingfisher Court (Anthony) – New Residence – (**Landscape Installation Pending**). *Awaiting feedback from Homeowner.*

311 Whisper Lake Dr. (Lot 112, Phase 6 – Henry Munn) – New Residence – **Retaining Wall Requested/LPRR**. *No response to recent Voicemail.*

181 Heron Bay Dr. – Weber -Hartman Residence – Phase 1, Lot 5, New Home Residence. *Awaiting feedback from Homeowner.*

586 Pearl Bay Dr. – Shirley Residence – New Residence – **Landscape Plan Submitted** *Awaiting feedback from Homeowner.*

118 Heron Bay Dr. (Lot 2/Phase 2)– John Rosenbaum – New Residence – **Landscape Plan Submitted**. *Recommend Retaining Deposit due to non-responsiveness.*

128 Summer Lake Dr. – Lot 15/Phase 2 – New Residence – Theresa Rann – (**Landscape Installation Pending**). *Turn over to Henderson for*

509 Whisper Lake Dr. – Lot 1/Phase 10 – Al & Wilma Camp – **LPRR**. *In Progress.*

685 Whisper Lake Dr. - Lot 8/Phase 10 - Steve Thompson - **Landscape Plan Submitted.** *In Progress.*

181 Kingfisher Ct., Lot 22, Phase 10 - David Beach - New Residence - **Design Change Request submitted.** *Requested additional information on how extension will affect window placement and roofing.*

137 Channel Ct. - Lot 155/Phase 9 - Gotbaum, New Residence. *In Progress.*

Open Projects: Other than New Homes

227 Whisper Lake Dr. - Hales Residence - Request for Dog Run: Complete Pending final planting. **Issue - Owner submitted email confirming plans to plant shrubs along fence in fall. (It was reported that no Landscaping appears to have been done as of 12/15/2023).** *Will request status on Landscaping since Request for approval to replace Rear Deck has been received.*

190 Badin View Dr. (Lot 171 - Phase 7 - Tim McMullen) - Pergola/Retaining Wall/Pavers - **Brick/Block Retaining Wall update.** *Pergola complete, Retaining Wall in progress. Pavers TDB.*

Old Business:

1. **Updates to ARC Guidelines -Board Review/Approval - Pending.** *Still waiting for final feedback/approval from the Board.*

ARC Member's Transition - *Thanked Ken Kennedy for his service to the ARC, which concluded December 2023. Tim McMullen announced that he will be concluding his time on the ARC with the February 2024 Meeting.*

Adjournment

Heron Bay CPC Minutes 10, January, 2024 / 7:00 PM / Club House

Attendees

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Charles Humphrey, Vicki Pleasant-Secretary, Bonnie Gotbaum- Board Liason, Brad McLain

Absent: Gene Gotbaum, Lisa Erdner, Robin Link, Heather Walker, Janna Grant.

Minutes

The November 2023 CPC minutes were reviewed and Brad suggested a change from approval to not yet approval of additional boat storage by the Board. Charles moved to approve this change and Brad provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Routine services ongoing. Daniel removed fallen tree that was across the walking trail at Mallard entrance. Brad and other members of the committee have assisted in removal of several trees from the trails as well as blowing off the leaves. Daniel has cleared several area of debris that was in the common area. This will continue over the winter. Daniel trimmed the trees at the gate and cleaned under brush. Trash was hauled from Boat Storage holding area. Discussion was held about trimming Crepe Myrtle trees. Joe suggested waiting another year before the next trim.

Trails (Robin) - Nothing to report. Bonnie indicated there appears to be a few rotten boards on the bridge close to the boat storage area. Joe will check and determine what is needed.

Boat Storage (Gene) - Board is considering the addition of 45 spaces to the boat storage. Board is working on updated list of the occupants of the boat slips. Brad suggested that the Board publish a list of the boat storage occupants and also those on the waitlist on the HOA portal.

Club House (Charles) - TV has been replaced. Carpet needs to be cleaned. Brian will provide Charles with the name of a cleaner. Brad indicated the committee exploring new furniture for the club house is reviewing several options and will present their recommendations to the CPC and then to the Board for approval.

Gate House (Charles) - Brian has quotes for air conditioning system and the job has been given to the low bidder at \$3,800. Brian will replace the lock system on the gate house.

Gate (Brian) - Brian indicated that the gate is working well and the Board is considering an arm system for use during the day. This will reduce the load on the current heavy gate system.

Piers (Janna) - Janna will explore repairs needed for all the docks. Dock D step replacement is underway. Steps will also be installed for Dock B.

Signs & Streetlights (Lisa) - One sign needs to be repaired. Brian will handle.

Ponds (Gene) - Pond is good.

OLD BUSINESS

NEW BUSINESS

Adjournment

Meeting was adjourned with a motion by Vicki and seconded by Charles.
