

Heron Bay Board of Directors Minutes

Monday, February 19, 2024

-Meeting called to order and determination of a quorum made at approximately 9:04

Board Members Present:

Bonnie Gotbaum, Kevin Thornton, Amy Zaremski, Mark Zaremski, Donna Cook (phone)

Also present: Brian Kurze (CPC), Shawna Hughes (RealManage Association Rep)

-Motion made and seconded to approve agenda with the addition of one new business item. Motion carried unanimously.

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

Oral Communications to Board:

No oral communications to the board.

Unfinished Business:

Boat Storage Expansion:

-Board & CPC representatives plan to meet with contractors to revisit expansion possibilities and obtain revised estimates.

Boat Storage Fees:

-Discussion regarding market rates and ongoing maintenance costs for boat storage area.

-Motion made, seconded and unanimously approved to increase boat storage fees to \$150 each six months, effective July 2024.

-Residents to be notified of this change by RealManage in February 2024 in preparation for this increase in July 2024.

Front Gate:

-Discussion with CPC Committee Chair regarding possible addition of entry/exit arm system at front gate to lessen daytime open/closures of existing gate, extend life of gate motor, & add redundancy for security in case of gate failure.

-Board will discuss further and consider action at March meeting, in conjunction with review of other larger expenditures anticipated.

-Approved Vendor List: To be discussed with committee representatives.

Reports:

Committee Reports:

-Reports from ARC & CPC provided.

Treasurer's Report:

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

-Shawna Hughes from RealManage clarified the monthly transfer of funds from operating account to reserves to total \$102,00 within the fiscal year.

-Motion to approve budget updates was made, seconded, and unanimously approved.

New Business:

Meeting Call-In Option:

-In light of requests for call-in participation options for HOA Board and ARC meetings, Amy Zaremski will research a meeting call-in solution that would not require special equipment or training.

No February Executive Session

The February HOA Board Meeting was adjourned at approximately 10:30am

The next meeting of the Heron Bay HOA Board will be Monday, March 18, 2024 at 9am.

Heron Bay CPC Minutes

14, February, 2024 / 7:00 PM / Club House

Attendees

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Charles Humphrey, Vicki Pleasant-Secretary, Janna Grant, Lisa Erdner, David Ruby

Absent: Robin Link, Heather Walker, Brad McLain, Bonnie Gotbaum - Board Liason

Minutes

The December 2023 CPC minutes were reviewed and Charles moved to approve and Joe provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Routine services ongoing. Daniel has cleared several area of debris that was in the common area. This clean up of the common areas will continue over the winter. Trash was hauled from Boat Storage holding area. Spraying for moss buildup on trails will be done by Joe in the Spring.

Trails (Robin) - Nothing to report. The rotten boards on the bridge close to the boat storage area will be replaced. Brad will coordinate with members of the committee to get this accomplished.

Boat Storage (David) - Board is considering the addition of spaces to the boat storage. Board needs to determine the budget for the project and then quotes can be obtained for the project.

Club House (Charles) - Carpet needs to be cleaned. Brian will provide Charles with the name of a cleaner. A committee is still exploring replacement of the furniture and their recommendation will go to this committee and the board for approval.

Gate House (Charles) - A cooling / heating system was installed. This will keep the electronics for the security system at recommended levels. Brian replaced 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.

Piers (Janna) - Nothing new. Janna will explore repairs needed for all the docks. Dock D step replacement is underway with the lower half completed. Steps will also be installed for Dock B.

Signs & Streetlights (Lisa) - Stop sign (Whisper Lake and Kingfisher) missing and most likely damaged by crews at home currently being constructed. Two street signs (Lakewood and

Badin View) have been bent and will be replaced. Lisa will order the signs and Brian will coordinate the replacements.

Rocks at the base of several streetlights are missing and need replacement. Lisa will mark the streetlights with missing rocks and Joe will get these fixed.

Ponds () - Pond is good.

OLD BUSINESS

NEW BUSINESS

Adjournment

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

Heron Bay Homeowners Association, Inc.

New London, North Carolina 28127

Website: www.heronbay.org



Architectural Review Committee (ARC)

February 6, 2024 Meeting Minutes

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

Date: February 6, 2024

6:00 PM – Heron Bay Clubhouse

Attendees:

Tim McMullen (Chair)

Nicci Gafinowitz (Present - Remote)

Mark Zaremski (Board Liaison)

Taylor Harrington

Gene Gotbaum

Brad McLain

Presentation:

Construction Document Review Request – *Harrell / White - 493 Whisper Lake . ARC reviewed the Construction Documents and requested additional information:*

- *Garage and walkway to house must be added to (drawn to scale) the site plot plan.*
- *Removal of all Stacked Log Corners (Lincoln Log Corners) and replaced with flat corners. This must be noted, signed, and dated by Builder and Owners on drawing(s).*
- *Smooth Side (no rounded logs) must be noted, signed, and dated by Builder and Owners on drawing(s).*
- *Material used under deck needs to be identified and noted, signed, and dated by Builder and Owners on drawing(s).*

Business Session:

Approve – January Minutes - *Approved with correction*

The Date noted on the January Minutes stated December.

New Business:

New Requests:

685 Whisper Lake Dr. –Lot 8/Phase 10 – Steve Thompson – Landscape Plan Approval. *ARC Reviewed Landscape Plan and requested individual plans be consolidated into one Landscaping Plan.*

227 Whisper Lake Dr. – Bobby Hales – *Demolish and Replace Existing Deck - .Approved*

586 Pearl Bay Dr – Graham & Kim Shirley – Landscape Plan Approval. *Landscaping Plan has been approved and house construction is underway.*

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 McLain – 602 Pearl Bay Dr. – Fence Issue Letter. *Received 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.*

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, Consultant approved the Site Plan and Construction Documents. Stake-out Review Request submitted by Owners. Date for Stake-out Review needs to be scheduled with the Owners.*

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.** *Copy of Certificate of Occupancy Received. Retaining Wall has been installed. Owner will be submitting a Landscape Plan for ARC approval.*

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**). *Waiting for final Landscaping Plan*

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 and Nicci Gafinowitz announced that he will be concluding his time on the ARC with the February 2024 Meeting.*

Adjournment