

Heron Bay Board of Directors Minutes

Monday, March 18, 2024

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

Board Members Present: Bonnie Gotbaum, Donna Cook, Kevin Thornton, Amy Zaremski, Mark Zaremski,

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

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

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

Oral Communications to Board:

No oral communications to the board.

Unfinished Business:

Project Goals:

Board will discuss larger anticipated expenditures and consider action at April meeting.

Call-in Option:

Amy Zaremski presented options to provide call-in access (audio only) to meetings. Free Conference Call system or tools that RealManage are top preferences of the board.

Reports:

Committee Reports:

-Reports from ARC, CPC, and Social Committee provided.

Treasurer's Report:

-Kevin Thortsen provided updates in conjunction with RealManage monthly business report.

New Business:

ARC Guidelines:

Gene Gotbaum provided an overview of proposed revisions for the ARC Architectural Guidelines (formerly known as Blue Book).

Motion made to accept revisions as presented and discussed. The motion was seconded and unanimously approved.

Library in Clubhouse-

Discussion regarding logistics, shelving & location options. No formal action taken.

Executive Session began at appx. 10:55am

Return to Regular Session at appx. 11:20am

The March HOA Board Meeting was adjourned at approximately 11:20am

The next meeting of the Heron Bay HOA Board will be Monday, April 15, 2024 at 9am.

Heron Bay CPC Minutes

13, March 2024 / 7:00 PM / Club House

Attendees

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Charles Humphrey, Vicki Pleasant-Secretary, Lisa Erdner, David Ruby, Bonnie Gotbaum - Board Liason

Absent: Robin Link, Heather Walker, Brad McLain, Janna Grant

Minutes

The January 2024 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 put mulch at the gate entrance and clubhouse. Spraying for moss buildup on trails will be done by Joe in the Spring. Joe will ask Daryl to trim the shrubs beside the road at the main entrance when he trims the shrubs that line the walkway to the clubhouse.

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) - Will meet with the grader contractor (Jamie) to discuss the expense of grading the area for expanded storage.

Club House (Charles) - Carpet was cleaned on March 12. There are a couple of green spots at the back entrance that were not able to be removed.

Gate House (Charles) - Brian replaced the lock system on the gate house.

Gate (Brian) - Brian indicated that the gate is working well and new remote openers were ordered and sent to Shawna.

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

Signs & Streetlights (Lisa) - Lisa has ordered replacement signs and Brian will coordinate the installation. Two light poles next to the clubhouse will be painted.

Ponds () - Gene will turn on the pump.

OLD BUSINESS

NEW BUSINESS

1. Clean-Up. A cleanup of the shoreline and docks will be scheduled on April 6 and a rain date of April 27. A notice will be sent to all property owners for volunteers.

Adjournment

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



Architectural Review Committee

(ARC) Meeting Minutes

Date: March 5, 2024

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Gene Gotbaum

Taylor Harrington

Tracie Johnson – ARC Volunteer (**absent**)

Mark Zaremski – HOA Board Liaison

Minutes:

Assign Minutes Taker - **Taylor Harrington**

Presentation:

Construction Document Review Request - Michael Toney - 215 Heron Bay : **ARC Reviewed the Construction Documents and discussed the below as well as requested additional information**

- Reviewed the exterior wood stain color change
- Reviewed the foundation stone being replaced by the Bessemer Grey Brick
- Requested the Septic Field to be placed where the current Repair Field is located to minimize tree removal if possible
- \$1795 Deposit was provided
- Construction Docs sent to Neil for Review

Business Session:

Approve – February Minutes - **Approved**

New Business:

Architectural Guidelines - Revision 2/27/2024 Draft Status **On the 3/18 HOA BOARD Agenda**

Construction - Project Status:

- 169 Kingfisher Court (Anthony) – New Residence
 - ARC has approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
- 179 Pearl Bay Dr. – Clark Residence
 - Project Close / Complete (2/17/2024 CLOSED)
 - Deposit has been dispositioned
- 311 Whisper Lake Dr. (Lot 112, Phase 6 – Henry Munn) – New Residence
 - ARC has approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
- 181 Heron Bay Dr. - Weber -Hartman Residence - Phase 1, Lot 5, New Residence ○
Project Close / Complete (2/17/2024 CLOSED)
 - Deposit has been dispositioned
- 586 Pearl Bay Dr. - Shirley Residence – New Residence
 - ARC has approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
- 118 Heron Bay Dr. (Lot 2/Phase 2)– John Rosenbaum – New Residence ○
Project Close / Complete (2/17/2024 CLOSED)
 - Deposit has been dispositioned

- 128 Summer Lake Dr. - Theresa Rann (Lot 15/Phase 2) - New Residence ○
 - Owner has installed the proper mailbox
 - Owner's next step is to submit Final Landscaping Plan to ARC for review.
- 509 Whisper Lake Dr. – Lot 1/Phase 10 – Al & Wilma Camp
 - Construction is In-Progress
 - Owner's next step is to submit Final Landscaping Plan to ARC for review.
- 685 Whisper Lake Dr. –Lot 8/Phase 10 – Steve Thompson, New Residence ○ ARC has approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
- 181 Kingfisher Ct, Lot 22, Phase 10 - David Beach – New Residence ○
 - Construction is In-Progress
 - Cube Shoreline Stabilization has been completed (ARC review not required)
 - Re-Design Request (5ft extension of Master Bathroom) Approved by ARC 137
- Channel Ct. – Lot 155/Phase 9 – Gotbaum, New Residence
 - Construction is In-Progress
 - Owner's next step is to submit Final Landscaping Plan to ARC for review.
- 179 Mallard. Dr. - Lot 53/ Phase 4 - Mark LeClair, New Residence
 - ARC has conducted Stakeout Review
 - Construction is In-Progress
- 588 Pearl Bay Dr. - Lot 43 - Larry Fulton, New Residence
 - ARC has conducted Stakeout Review
 - Construction is In-Progress
- 493 Whisper Lake Dr. - Jacqueline Harrell/Steve White, New Residence ○
 - ARC has met with Property Owners and requires the following:
 - Garage and walkway to house added to plot plan

- Removal of Log Corner noted, signed, and dated by Builder and Owners
 - Smooth Side (no rounded logs) noted, signed, and dated by Builder and Owners
 - Material used under deck needs to be noted on plans.
- 215 Heron Bay Dr. - Lot 10 / Phase 1 - Michael Toney, New Residence ○
 - Initial Construction Submittal Review underway by ARC
 - Next step is to collect deposit and submit Construction Package to Engineer for review.
 - Deposit Collected at 3/5 ARC Meeting and Package sent to Engineer

Short Form - Project Status

- 146 Chersonese Ct. – Charles Lee – Tree Removal
 - ARC has approved Submittal with restrictions
 - Once project is completed, ARC can conduct the Final Inspection
- 190 Badin View Dr. - Lot 171 – Phase 7 - Tim McMullen – Pergola/Retaining Wall/ Pavers
 - ARC has approved Submittal
 - Once project is completed, ARC can conduct the Final Inspection
- 602 Pearl Bay Dr. – Brad McLain – Existing Fence Relocation
 - ARC has approved Submittal with restriction (fence relocated and screened -or fence removed) ○ Once project is completed, ARC can conduct the Inspection
- 227 Whisper Lake Dr. – Bobby Hales - Replace Deck / Landscaping - Dog Run
 - ARC has approved Submittal (2)
 - Once project is completed, ARC can conduct the Final Walk-Thru.landscaping was targeted to be completed Fall2023)
- 179 Pearl Bay Dr. – Clark Residence – Tree Removal in Cube Hydro’s Buffer ○
 - No outstanding issues by ARC or Board
 - Project Close / Complete (2/17/2024 CLOSED)

- 138 Mallard Dr. - David Printy - Driveway extension
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection
- 207 Whisper Lake - David Grein - Walkway to Dock Repair / Replace
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection
- 203 Badin View - Link - Landscaping Addition
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection
- 114 Waterview - Zarenski - Tree Removal
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection

Adjournment