

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

**Monday, April 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,

Also present: Shawna Hughes (RealManage Association Rep)

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

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

### **Oral Communications to Board:**

Resident inquired about gate access for service providers.

### **Unfinished Business:**

#### **Project Goals:**

Motion made, seconded and unanimously approved to monitor gate function through 2024 and revisit the idea of adding interior arms in 2025.

#### **Clubhouse Lending Library:**

Motion made, seconded and unanimously approved to consider shelving in future clubhouse renovations and postpone the creation of a lending library until appropriate shelves are in place.

#### **Signs:**

Stop signs have arrived to replace those missing or damaged. Stolen signs do incur a cost for the neighborhood. Common Property Committee volunteers will install new signs.

### **Reports:**

#### **Committee Reports:**

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

#### **Treasurer's Report:**

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

### **New Business:**

#### **Docks:**

Discussion of docks and deeded slips. No formal action taken.

#### **Remotes:**

Discussion of process to provide quicker access to remotes for new residents. No formal action taken.

Executive Session began at 10:23am

Return to Regular Session at 11:35am

The April HOA Board Meeting was adjourned at approximately 11:35am

The next meeting of the Heron Bay HOA Board will be Monday, May 20, 2024 at 9am.

## **Heron Bay CPC Minutes**

### **10, April, 2024 / 7:00 PM / Club House**

#### **Attendees**

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

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

#### **Minutes**

The February 2024 CPC minutes were reviewed and Joe moved to approve and David provided a second with all in agreement.

#### **Committee Reports**

Landscaping (Joe) - Routine services ongoing. Spraying for moss buildup on trails will be done by Joe next week. 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. The irrigation systems at the entrance and clubhouse will be activated over the next two weeks.

Trails (Robin) - Nothing to report.

Boat Storage (David) - Will meet with the grader contractor (Jamie) to discuss the expense of grading the area for expanded storage. Weeds were sprayed in the storage area.

Club House (Charles) - Outside water was turned on and pressure washing will be scheduled after the pollen has completely fallen.

Gate House (Charles) - New Hard drive installed on 04/07. Old drive failed.

Gate (Brian) - Brian indicated that the gate is working well.

Piers (Janna) - Nothing new. Dock D and Dock B step replacement is completed with grass seeding to be done soon. Pressure washing to be scheduled in approximately a month.

Signs & Streetlights (Lisa) Replacement signs are in and need to be installed. Two light poles next to the clubhouse will be painted.

Ponds ( ) - Gene has turned on the pump and fountain is running.

#### **OLD BUSINESS**

1. Clean -Up of the shoreline and docks was completed April 5 with 12 people volunteering to assist. 3 were Coast Guard reservists. Half a pick up truck of trash was collected.

## **NEW BUSINESS**

### **Adjournment**

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



## Architectural Review Committee

### (ARC) Meeting Minutes

**Date:** April 2, 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:**

None scheduled

**Business Session:**

Approve – March Minutes-Approved

**New Business:**

- Architectural Guidelines - Revision 3/18/24 is Active
- Builder Vetting - Standard Questions
- House Placement on Lot Considerations - To ensure that adjacent lots are not burdened by new home placement
- Communication / Execution method - improvements?

## Construction Project Status - New Homes - (9 page Submittal)

- 169 Kingfisher Court - Lot 21 / Phase 10 - Anthony
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 311 Whisper Lake Dr. - Lot 112 / Phase 6 – Henry Munn
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 586 Pearl Bay Dr. - Lot 44 / Phase 3 - Shirley Residence – New Residence ○  
ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 128 Summer Lake Dr. - Theresa Rann (Lot 15/Phase 2) - New Residence ○  
Owner committed to submitting a Landscaping Plan on 2/22/24.
  - ARC has not received Landscaping Plan as of 3/28/24. Letter sent from ARC on 3/28/24.
  - 1. ARC received response on 4/1/24 from homeowner “I will take care of it”
  
- 509 Whisper Lake Dr. – Lot 1 / Phase 10 – Al & Wilma Camp
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 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
  - Re-Design Request (5ft extension of Master Bathroom) Approved by ARC
  - Construction is In-Progress

- 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 / Phase 3 - Larry Fulton, New Residence
  - ARC has conducted Stakeout Review
  - Construction is In-Progress
  
- 493 Whisper Lake Dr. - Lot 43 / Phase 10 - Jacqueline Harrell/Steve White ○
  - ARC has met with Property Owners and requires the following:
    - “Material List” on Construction Submittal to be completed
  - Next step will be to send Construction Packet to Engineer
  - 1. Completed Builder Vetting
  
- 215 Heron Bay Dr. - Lot 10 / Phase 1 - Michael Toney, New Residence
  - ARC has conducted initial Stakeout Review (question about Trees)
  - Toney's are waiting on revised Septic Map based on Trees requested to be saved
  - 1. Sent a reminder email on 4/2/24 for a revised Septic Plan

**Projects: Other than New Homes - (Short Form Submittal)**

- 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 - **Demolish and Replace Existing Deck/ Landscaping between Dog Run and Lake**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/30/2024)
- 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**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/24/2024)
- 334 Pearl Bay - Lippert - **Roof Replacement**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/23/2024)
- 637 Whisper Lake - Harrington - **Landscaping**
  - ARC has approved Submittal.

- Once project is completed, ARC can conduct the Final Inspection
- 219 Whisper Lake - Grein - **Tree Removal / Shoreline Stabilization**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/30/2024)
- 227 Whisper Lake - Hales - **Shoreline Stabilization**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/30/2024)
- 277 Whisper Lake - Thortsen - **Tree Removal in CUBE setback**
  - ARC has approved Submittal with CUBE's approval.
  - Once project is completed, ARC can conduct the Final Inspection

## **Adjournment**