

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

**Monday, July 15, 2024**

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

Board Members Present: Amy Zaremski, Mark Zaremski, Donna Cook

Also present: Shawna Hughes (RealManage Association Rep)

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

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

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

Two property owners attended and provided input to the board.

### **Unfinished Business:**

#### **Boat Storage:**

Updated estimate is with CPC. No formal action at this time.

#### **Resolutions:**

Board and RealManage will collaborate regarding any needed resolutions. No formal action taken at this time.

### **Reports:**

#### **Committee Reports:**

-Report provided from ARC.

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

-Review of account balances for debit card, Reserves, Operations, & Money Market accounts.

### **New Business:**

Email Communication Plan:

Reviewed proposal from Amy Zaremski for narrowing the use of neighborhood email distribution list (4u2contact). Proposal involved having some categories of communication go out through RealManage and others go out through the neighborhood Facebook group. Motion made, seconded, and unanimously approved to accept this email communication proposal.

Executive Session began at 10:15am

Return to Regular Session at 11:17am

The July HOA Board Meeting was adjourned at approximately 11:18am

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

*There was no CPC meeting in July*



## Architectural Review Committee (ARC)

### Meeting Minutes

**Date: July 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 – June Minutes Approved

**New Business:**

- ARC Guidelines Revision - Pools, Hot Tubs, Swim Spas
  - Discussed height and length restrictions on hot tubs and swim spas
  - Approval will be based on individual properties that provides a suitable aesthetic
  - No Above ground pool restrictions remain

## Construction Project Status - New Homes

- Anthony - 169 Kingfisher Court
  - No outstanding issues by ARC or Board
  - Project Close / Complete (6/14/24)
- Beach - 181 Kingfisher
  - Siding color change from Blue to Beige - ARC requested Design Change Form on 6/20/24
  - Construction is In-Progress
- Camp - 509 Whisper Lake
  - Compliance Review completed on 6/20/24
  - Asphalt repair requested by ARC prior to closing project.
- Fulton - 588 Pearl Bay
  - ARC has conducted Stakeout Review
  - Construction is In-Progress
- Gotbaum - 137 Channel
  - Construction is In-Progress
  - Owner's next step is to submit Final Landscaping Plan to ARC for review.
- Harrell/White - 493 Whisper Lake D
  - ARC has approved the New Construction Submittal
  - Verified with Owners on 6/5 their next step is to submit the Stakeout Review Request Form
- Heston / Menard - 121 Kingfisher
  - ARC met with Builders & Architect and collected Deposit
  - Next steps is to get Landscaping Engineer approval.
- LeClair - 179 Mallard
  - ARC has conducted Stakeout Review
  - Construction is In-Progress
- Munn - 311 Whisper Lake
  - No outstanding issues by ARC or Board

- Project Close / Complete (6/10/24)
- Rann - 128 Summer Lake
  - ARC did not approve Landscaping Plan submitted on 4/29/24.
  - ARC met with Teresa on 5/22 and she agreed to put a landscaping plan together.
- Shirley - 586 Pearl Bay
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
- Sugg - 305 Badin View (Addition)
  - ARC has approved Plan for Addition on 6/18 and Deposit has been collected.
  - Construction is In-Progress
- Thompson - 685 Whisper Lake
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
- Toney - 215 Heron Bay
  - ARC has conducted Stakeout Review
  - Construction is In-Progress

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

- Coble - 323 Whisper Lake - **Deck Rebuild & Drive Addition**
  - ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- Grein - 207 Whisper Lake - **Walkway to Dock Repair / Replace**
  - ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- Harrington - 637 Whisper Lake - **Landscaping**
  - ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- Harrington - 637 Whisper Lake - **Tree Removal and Stone Veneer**

- ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- Lee - 146 Chersonese - **Tree Removal**
  - ARC has approved Submittal and verified project is active with Owner on 6/18
  - Once project is completed, ARC can conduct the Final Inspection
- Link - 203 Badin View - **Landscaping Addition**
  - ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- McLain – 602 Pearl Bay Dr. – **Existing Fence Relocation**
  - ARC has approved Submittal verified project is active with Owner on 6/15
  - Once project is completed, ARC can conduct the Inspection
- McMullen – 190 Badin View - **Pergola/Retaining Wall/Pavers**
  - ARC has approved Submittal and verified project is active with Owner on 6/3
  - Once project is completed, ARC can conduct the Final Inspection
- Morgan - 113 Mallard - Swim Spa
  - ARC is reviewing submittal
- Printy - 138 Mallard Dr. - **Driveway extension**
  - ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- Sugg - 305 Badin View - **Landscaping, Tree Removal, Shoreline Stabilization**
  - ARC has approved Submittal and received signed Contractor Requirements.
  - Once project is completed, ARC can conduct the Final Inspection

Adjourn