

Heron Bay Board of Directors Minutes

Monday, August 19, 2024

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

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

Also present: Shawna Hughes (RealManage Association Rep)

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

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

Oral Communications to Board:

-Two members of Restore Badin Lake provided information to the board.

Unfinished Business:

Resolutions:

-Resolutions regarding deeded boat slips and political signs finalized.

Boat Storage:

-Motion made, seconded and approved for boat storage fee outside the fence to be \$150 per year.

-Motion made, seconded and approved to proceed with boat storage expansion project in the fall of 2024. Estes Design will complete the project.

Reports:

Committee Reports:

-Reports from ARC, Social Committee & Welcome Committee provided.

Treasurer's Report:

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

New Business:

Clubhouse Parking:

-Discussion regarding limited parking availability for boat trailers when events are taking place at clubhouse. No formal action taken.

Executive Session began at 10:40am

Return to Regular Session at 11:15am

The August HOA Board Meeting was adjourned at approximately 11:15am

The next meeting of the Heron Bay HOA Board will be Monday, September 16, 2024 at 9am.

Heron Bay CPC Minutes

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

Attendees

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, David Ruby, Heather Walker, Charles Humphrey, Lisa Erdner, Brad McLain

Absent: Robin Link, Janna Grant, Bonnie Gotbaum - Board Liason

Minutes

The June 2024 CPC minutes were reviewed and Brad moved to approve and Charles provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Routine services ongoing. Several trees were cleared over the past months by Daniel Ward. Joe cleared one on Dock A walkway. One tree on Pearl Bay was cleared from the road. Lot owner is responsible for clearing that portion on their lot.

Trails (Robin) - Trails need to be blown. Charles volunteered to clear this with his mower. Brad has priced the materials cost to replace the boards on the bridge on the walkway close to the boat storage area. He will schedule a Saturday for committee members to replace the boards. Material costs are \$830 and have been approved by the Board.

Boat Storage (David) - The Board has approved expansion of the Boat storage area for a cost of \$37,000. The expansion will add approximately 16 new spaces.

Club House (Charles) - New hardware for the front door is scheduled to be installed soon. Inside door lock to private area needs to be repaired in order to properly secure the area. Brian replaced the trash cans behind the club house after garbage was spilled by animals turning the previous cans over.

Gate House (Charles) - Nothing to report. Needs to be pressure washed. Boots and Hoses will be scheduled. David indicated there are a couple of rotten boards on the top portion of the gate house.

Gate (Brian) - Operating well. No problems.

Piers (Janna) - Janna will check the piers this coming weekend

Signs & Streetlights (Lisa) Nothing to report.

Ponds () - Fountain is running.

OLD BUSINESS

None.

NEW BUSINESS

Budget due in October. Begin gathering requirements for your area.

Adjournment

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



Architectural Review Committee (ARC)

Meeting Minutes

Date: August 13, 2024

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Gene Gotbaum (absent)

Taylor Harrington

Tracie Johnson – ARC Volunteer (absent)

Mark Zaremski – HOA Board Liaison

Minutes:

Assign Minutes Taker - Taylor Harrington

Presentation:

Teresa Rann 128 Summer Lake - Landscaping Plan Review - Did not show- rescheduled

Business Session:

Approve – July Minutes (Approved)

Business:

Construction Project Status - New Homes

- Beach - 181 Kingfisher
 - Construction is In-Progress with Design Change Form requested on 6/20/24 (Siding: Blue to Beige)
 - ARC has contacted Owner on 7/25/24 to get status of requested Design Change Form.

- Caldwell - 219 Whisper Lake
 - ARC has reviewed the New Construction Files
 - Next step to set up Deposit Collection Meeting.
- Camp - 509 Whisper Lake
 - Asphalt repairs are complete and Compliance is APPROVED
 - Project is Complete/Closed and Refundable Deposit has been requested. •
- Fulton - 588 Pearl Bay
 - Construction is In-Progress
 - ARC contacted Owner on 7/25/24 to request Landscaping Plan.
- Gotbaum - 137 Channel
 - ARC has received and approved the Landscaping Plan.
 - Next step would be the Final Walk-Thru after all construction and landscaping is completed.
- Harrell/White - 493 Whisper Lake D
 - ARC has approved the New Construction Submittal
 - Verified with Owners on 7/18 their next step is to submit the Stakeout Review Request Form
- Heston / Menard - 121 Kingfisher
 - Stakeout was conducted and APPROVED on 8/2/24
 - Construction is In-Progress.
- Kishk - 216 Heron Bay
 - ARC has started receiving New Construction inquiries.
 - Next step after all documents are gathered is to set up Deposit Collection Meeting.
- LeClair - 179 Mallard
 - ARC has conducted Stakeout Review
 - Construction is In-Progress
- Rann - 128 Summer Lake

- Meeting with Rann to finalize Landscaping Plan is 8/13/24.
- Nest step is to install the approved Landscaping Plan.
- Sugg - 305 Badin View (Addition)
 - ARC has approved Plan for Addition on 6/18/24 and Deposit has been collected.
 - Construction is In-Progress
- Thompson - 685 Whisper Lake
 - Once modified Landscaping Plan (5/12/24) is completed, ARC can conduct the Final Walk-Thru.
 - Thompson has asked for assistance from the Board regarding the drainage issue along the driveway.
- Toney - 215 Heron Bay
 - ARC has conducted Stakeout Review
 - Construction is In-Progress

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

- Barto - 145 Kingfisher - **Brush Clearing and Lot Clean Up**
 - ARC has approved Submittal on 7/16/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Burkhart - 301 Whisper Lake - **Tree Removal**
 - ARC conducting Site Visit on 8/13/24.
- Burkhart - 301 Whisper Lake - **landscaping Plan**
 - ARC conducting Site Visit on 8/13/24.
- Coble - 323 Whisper Lake - **Deck Rebuild & Drive Addition**
 - Project was completed on 7/12/24.
 - The project is Closed / Complete
- Grein - 207 Whisper Lake - **Walkway to Dock Repair / Replace**
 - Project was completed on 8/12/24.
 - The project is Closed / Complete

- Harrington - 637 Whisper Lake - **Landscaping**
 - ARC has approved Submittal on 3/24/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Harrington - 637 Whisper Lake - **Tree Removal and Stone Veneer**
 - ARC has approved Submittal on 7/2/24.
 - Once project is completed, ARC can conduct the Final Inspection
Closed
- Lampese-Tamburro - 118 Whisper Lake - **Landscaping, Swim Spa Steps**
 - ARC requested Short Form on 6/18/24 and on 7/25/24
 - ARC has contacted Owner given owner until 8/26/24 to submit Short Form.
- 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 on 2/12/24.
 - 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 has approved (w/modifications) Submittal on 7/16/24
 - Once project is completed, ARC can conduct the Final Inspection
- Printy - 138 Mallard Dr. - **Driveway extension**

- ARC has approved Submittal on 2/9/24.
- 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 on 5/22/24.
 - Once project is completed, ARC can conduct the Final Inspection

Adjourn