

Heron Bay Board of Directors Minutes

Monday, September 16, 2024

-Meeting called to order and determination of a quorum made at 9:00am.

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

Attending via conference call: Shawna Hughes (RealManage Association Rep)

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

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

Oral Communications to Board:

-One resident participated via conference call to provide input to the board.

Unfinished Business:

Roads:

-Discussion of future road paving needs. No formal action taken.

Boat Storage:

-Boat storage expansion project proceeding for fall 2024.

Restore Badin Lake:

-Motion made, seconded, and approved unanimously to allocate \$5,000 in 2025 budget to Restore Badin Lake for their work to address black algae issue.

New Business:

Beneficial Ownership/Corporate Transparency Act:

-Discussion of the requirements this involves for board members to provide personal identification.

Prospective board members will be informed.

Term Limits for Architectural Review Committee (ARC) Members:

-Discussion of term limits for ARC members. Input to be obtained from current ARC. No formal action taken.

Annual Meeting/Town Hall:

-2024 Annual Meeting will take place on Monday, November 18 at 6:30pm. RealManage will provide related information and notices to residents.

Reports:

Committee Reports:

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

Treasurer's Report:

-Review of account balances for operational, budget, and reserve accounts.

Executive Session began at 10:08am

Return to Regular Session at 10:43am

The September HOA Board Meeting was adjourned at approximately 10:43am.

The next meeting of the Heron Bay HOA Board will be Monday, October 21, 2024 at 9am.

Heron Bay CPC Minutes

11, September 2024 / 7:00 PM / Club House

Attendees

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

Absent: Heather Walker, Robin Link, Janna Grant

Minutes

The August 2024 CPC minutes were reviewed and Brad moved to approve and Joe 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.

Trails (Robin) - No report. Charles cleared the trails 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 plans to 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. Boats and trailers will need to be out of the storage area by the end of the month for the expansion project to begin. Brush pile needs to be cleared. Joe will schedule Daniel Ward to clear. Lisa will order 95 new signs for the spaces to be installed following the expansion. She will also order 16 signs with letters for the outside the fence spaces. All signs will include the Heron Bay Logo.

Club House (Charles) - New hardware for the front door was installed. Joe will replace the current screwdriver used for the door with a more functional tool.

Gate House (Charles) - David indicated there are a couple of rotten boards on the top portion of the gate house.

Gate (Brian) - Operating well. The cell signal that is utilized for display of visitors at the entrance is weak and thereby results in poor reception. You can hear the visitors but cannot see them. Brian is exploring options.

Piers (Janna) - No report. Dock B still has railing leaning that needs to be fixed.

Signs & Streetlights (Lisa) Nothing to report. Brian reported that the streetlight at Kingfisher and Whisper Lake is not working. Lisa will follow-up on this.

Ponds () - Fountain is running.

OLD BUSINESS

None.

NEW BUSINESS

Budget for 2025 was discussed. Brad reviewed the reserve items scheduled for 2025. No major reserve project scheduled for 2025. New railroad ties will be needed for the current boat storage spaces as the expansion is done. The committee reviewed the expense line items and established the proposed 2025 budget amounts to submit to the Board.

Adjournment

Meeting was adjourned at 8:10 with a motion by Vicki and seconded by Brad.



Architectural Review Committee (ARC)

Meeting Minutes

Date:September 3, 2024

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Gene Gotbaum

Taylor Harrington

Mark Zaremski – HOA Board Liaison

Minutes:

Assign Minutes Taker- **Taylor Harrington**

Presentation:

Business Session:

Approve – Previous Meeting Minutes- **Approved**

Business:

- Lampese- Tamburro:
 - Meeting again on property to disclose splitting up the short forms and to include screening at time of grading on the lots adjacent to their property

Construction Project Status - New Homes

- Beach - 181 Kingfisher
 - Design Change Form completed on 8/23/24
 - Construction is In-Progress

- Caldwell - 219 Whisper Lake
 - Deposit has been collected.
 - New Construction Files have been sent to Engineer for review.
- 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
 - Stakeout was unsuccessful on 8/27/24 due to absence of Surveyor work.
- 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.
- Klyn - 205 Kingfisher
 - 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.
 - Next 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.
 - Board has provided feedback to Thompson 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 has approved Submittal on 8/14/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Burkhart - 301 Whisper Lake - **landscaping Plan**
 - ARC has approved Submittal on 8/14/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Fulton - 588 Pearl Bay Dr. – **Shoreline Stabilization**
 - ARC has approved Submittal verified project is active with Owner on 8/13/24
 - Once project is completed, ARC can conduct the Inspection
- Harrington - 637 Whisper Lake - **Landscaping**
 - ARC has approved Submittal on 3/24/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Lampese-Tamburro - 118 Whisper Lake - **Landscaping, Swim Spa Deck/Steps**
 - ARC has approved Submittal on 9/1/24
 - Owner is considering voiding approval
- 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
- McLain – 602 Pearl Bay Dr. – **Shoreline Stabilization**
 - ARC has approved Submittal verified project is active with Owner on 8/13/24
 - 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