

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

**Monday, October 21, 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 September minutes. Motion carried unanimously.

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

-Two residents attended and provided oral communications to the board.

### **Unfinished Business:**

#### **Roads:**

-Motion made, seconded and approved to present a special assessment proposal for road paving to residents.

#### **Annual Meeting:**

-Completed packet for annual meeting mailing that is set to take place on Monday, November 18 at 7pm.

#### **Boat Storage:**

-Expansion project to begin in near future.

### **New Business:**

#### **Internet at Gate:**

Brian Kurzel from Common Property Committee presented information regarding change to more reliable modem-based internet access at gate. Project fits within current budget for Common Property Committee.

#### **Insurance:**

Review of existing coverage indicated possible cost savings. To discuss further at future meeting. No formal action taken.

### **Reports:**

#### **Committee Reports:**

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

-Brad McLain presented ARC Term Limits Resolution. Motion was made, seconded and approved unanimously to approve the ARC Term Limits Resolution as presented.

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

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

Executive Session began at 10:10am

Return to Regular Session at 11:12am

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

The next meeting of the Heron Bay HOA Board will be Monday, November 18, 2024.

## **Heron Bay CPC Minutes**

### **9, October 2024 / 7:00 PM / Club House**

#### **Attendees**

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Charles Humphrey, Lisa Erdner, Heather Walker.

Absent: Robin Link, Janna Grant, David Ruby, Brad McLain, Bonnie Gotbaum-Board Liason

#### **Minutes**

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

#### **Committee Reports**

Landscaping (Joe) - Routine services ongoing. Aeration and seeding was completed during the month. Several trees were cleared over the past months by Daniel Ward. Joe and Vicki repaired several street light post stones that were missing or loose.

Trails (Robin) - No report. Charles cleared the trails with his mower. Trails need to be cleared and will need to be cleared of leaves in November.

Boat Storage (David) - No update.

Club House (Charles) - New hardware for the front door was installed and has been completed. Joe replaced the current screwdriver used to lock open the door with a smaller device. Interior door to storage repaired.

Gate House (Charles) - Needs cleaning.

Gate (Brian) - Entrance gate call system using a cell signal versus modem is \$10 per month different. Reception is borderline. Brian will take options to the Board for a decision on path forward.

Piers (Janna) - No report. Several lights are out and need to be replaced.

Signs & Streetlights (Lisa) Lisa has received quote on signs for the boat storage area which was high. She is working to get additional quotes. Two street lights are out and one light in the boat storage area. This has been reported to the electric company.

Ponds ( ) - Fountain is running. Will need to be turned off in December.

#### **OLD BUSINESS**

Budget. Brian provided the Board with several large capital project needs upcoming in the next five years. These include:  
Roof for Club house and Gate house. Driveway at clubhouse. Brian has received several options for the driveway at the Clubhouse. Guard rails along roads need to be replaced. Brian has received several options with prices for the repair. This will need to be added to next year's budget.

## **NEW BUSINESS**

### **Adjournment**

Meeting was adjourned at 7:25 with a motion by Charles and seconded by Vicki.



## Architectural Review Committee (ARC)

### Meeting Minutes

**Date: October 1, 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

**New Business:**

Term Limits - Brainstorm

- 3 year limits
- Stagger ARC members exiting
- Sending to the board for approval
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**Business:**

**Construction Project Status - New Homes**

- Beach - 181 Kingfisher

- o Design Change Form completed on 8/23/24

- Construction is In-Progress

- Caldwell - 219 Whisper Lake

- Stakeout was conducted and APPROVED on 9/24/24

- Construction is In-Progress.

- Fulton - 588 Pearl Bay

- Construction is In-Progress

- ARC requested Owner to make final edits to Landscaping Plan on 9/18/24.

Gotbaum - 137 Channel

- ARC has conducted and approved Compliance Review.

- RealManage has been notified and Project is Completed / Closed on 9/11/24.

Harrell/White - 493 Whisper Lake D

- ARC has approved the New Construction Submittal

- Stakeout was unsuccessful on 8/27/24 and 9/7/24 due to item not accurately flagged.

Heston / Menard - 121 Kingfisher

- Stakeout was conducted and APPROVED on 8/2/24

- Construction is In-Progress.

- Holloway - 170 Bayview

- ARC has started receiving New Construction inquiries.

- Next step after all documents are gathered is to set up Deposit Collection Meeting.

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

- o ARC approved Design Changes on 4/24/24
- o Construction is In-Progress

• Rann - 128 Summer Lake

- o ARC has conducted and approved Compliance Review.
- o RealManage has been notified and Project is Completed / Closed on 9/25/24.

• Sugg - 305 Badin View (Addition)

- o ARC has been notified that the renovation is completed.
- o The ARC has marked the Project as Completed / Closed on 9/26/24.

• Thompson - 685 Whisper Lake

- o Landscaping Plan (5/12/24) is completed, ARC can conduct the Final Walk-Thru.
- o Board has provided feedback to Thompson regarding the drainage issue along the driveway.

• Toney - 215 Heron Bay

- o Construction is In-Progress
- o ARC requested Landscaping Plan from Owner on 9/22/24.

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

• Barto - 145 Kingfisher - **Brush Clearing and Lot Clean Up**

- o ARC has approved Submittal on 7/16/24.
- o Once project is completed, ARC can conduct the Final Inspection

• Burkhart - 301 Whisper Lake - **Tree Removal**

- o ARC has approved Submittal on 8/14/24.
- o Once project is completed, ARC can conduct the Final Inspection

• Burkhart - 301 Whisper Lake - **Landscaping Plan**

- o ARC has approved Submittal on 8/14/24.
- o Once project is completed, ARC can conduct the Final Inspection

- Cooke - 121 Waterview Ct. – **Shoreline Stabilization**
  - ARC has approved Submittal and Contractor Responsibility Form on 9/8/24.
  - Once project is completed, ARC can conduct the Final Inspection
- Fulton - 588 Pearl Bay Dr. – **Shoreline Stabilization**
  - ARC has approved Submittal and Contractor Responsibility Form on 8/13//24.
  - Once project is completed, ARC can conduct the Final 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 - **Swim Spa Screening - Whisper Lake & Lot 139**
  - ARC has approved Submittal on 9/11/24
  - Once project is completed, ARC can conduct the Final Inspection
- Lampese-Tamburro - 118 Whisper Lake - **Swim Spa Screening - Lot 149**
  - ARC has approved Submittal on 9/11/24
  - 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**
  - The ARC has been notified that the project is complete.
  - The ARC has marked the project as Closed / Complete on 9/26/24.
- McLain – 602 Pearl Bay Dr. – **Existing Fence Relocation**
  - ARC has approved Submittal verified project is active with Owner on 6/15/24
  - Once project is completed, ARC can conduct the Inspection
- McLain – 602 Pearl Bay Dr. – **Shoreline Stabilization**
  - ARC has approved Submittal and Contractor Responsibility Form on 8/13//24.

- Once project is completed, ARC can conduct the Final Inspection
- McMullen – 190 Badin View - **Pergola/Retaining Wall/Pavers**
  - ARC has approved Submittal and verified project is active with Owner on 6/3/24
  - 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
- Simonich - 553 Pearl Bay - **Landscaping, Water Control**
  - The ARC has been notified that the project is complete.
  - The ARC has marked the project as Closed / Complete on 9/26/24.
- 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
- Sugg - 305 Badin View - **Tree Removal - Lightning**
  - ARC has approved Submittal on 9/23/24.
  - Once project is completed, ARC can conduct the Final Inspection
- Walker & Marney - 155 Pearl Bay - **Driveway and Rear Walkway Extension / Hot Tub**
  - ARC has approved Submittal on 9/6/24.
  - Once project is completed, ARC can conduct the Final Inspection
- Wilson - 193 Kingfisher - **Landscaping / Water Flow Control**
  - ARC has approved Submittal on 8/17/24.
  - Once project is completed, ARC can conduct the Final Inspection

Adjourn



