

Note: Neither the board of directors nor CPC met in December, so the only minutes are from ARC



Architectural Review Committee (ARC)

Meeting Minutes

Date: December 3, 2024

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Gene Gotbaum -absent

Taylor Harrington

Mark Zaremski – HOA Board Liaison absent

Minutes:

Assign Minutes Taker -Taylor Harrington

Presentation:

Business Session:

Approve – Previous Meeting Minutes - Approved

New Business:

Annual Meeting - Feedback

ARC Vacancy 2025

-Henry Munn attended Dec 3rd Meeting to understand processes of the ARC

- Going to analyze all interested parties based on questionnaire responses and pass recommendations onto the Board.

Business:

Construction Project Status - New Homes

- Beach - 181 Kingfisher
 - Construction is In-Progress
 - Landscaping Plan - edits requested by ARC on 11/8/24

- Caldwell - 219 Whisper Lake
 - Design Change Form completed on 10/18/24
 - Construction is In-Progress.

- Fulton - 588 Pearl Bay
 - Construction is In-Progress
 - Landscaping Plan APPROVED on 10/4/24.

- Harrell/White - 493 Whisper Lake
 - Owners requested the New Construction project terminated on 11/18/24.
 - ARC has closed the project and requested Deposit dispositioned.
 - **Flags to be removed by either owners or ARC Members**

- Heston / Menard - 121 Kingfisher
 - Stakeout was conducted and APPROVED on 8/2/24
 - Construction is In-Progress.

- Holloway - 170 Bayview
 - Stakeout Review approved on 11/6/24
 - 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
 - Stakeout Review approved on 11/13/24
 - Construction is In-Progress.

- LeClair - 179 Mallard
 - ARC approved Design Changes on 4/24/24
 - Construction is In-Progress
- Toney - 215 Heron Bay
 - Construction is In-Progress
 - ARC approved Landscaping Plan on 11/12/24.

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**
 - The ARC has been notified that the project is complete.
 - The ARC has marked the project as Closed / Complete on 11/21/24.
- Burkhart - 301 Whisper Lake - **Landscaping Plan**
 - The ARC has been notified that the project is complete.
 - The ARC has marked the project as Closed / Complete on 11/21/24.
- 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
- Grein - 207 Whisper Lake - **Retaining Walls (3) in Rear of Property**
 - ARC has approved Submittal on 10/2/24.
 - 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 - 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
- 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 verified project is active on 11/4/24 with completion 12/1/24
 - Once project is completed, ARC can conduct the Final Inspection
- Morgan - 113 Mallard - **Exterior Doors Paint Color Change**
 - ARC has approved Submittal and verified project is active with Owner on 10/24/24
 - Once project is completed, ARC can conduct the Final Inspection
- Munn - 311 Whisper Lake - **Tree Removal - Cube Approved**
 - ARC has approved Submittal and verified project is active with Owner on 10/22/24
 - 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
- 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
- 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