

Heron Bay Board of Directors Minutes

Monday, February 17, 2025

-Meeting called to order and determination of a quorum made at 9:08am.

-Board Members Present: Al Camp, Donna Cook, Melanie Munn, Kevin Thortsen, Amy Zaremski

-Shawna Hughes, RealManage Homeowners' Association Representative, participated via conference call.

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

-Motion made and seconded to approve the January 2025 minutes. Motion carried unanimously.

Oral Communications to Board:

-Common Property Committee Chairperson, Brian Kurzel, provided updates on a variety of committee topics.

Unfinished Business:

Coast Guard Auxiliary Clubhouse Use:

-Motion made, seconded, and unanimously approved to allow local Coast Guard Auxiliary to use clubhouse as needed for their 2025 monthly meetings. (Resident & community use will take priority.)

Guard Rails for Whisper Lake:

-Motion made, seconded, and unanimously approved to narrow the guard rail project to two options and consider for the 2026 fiscal year budget.

Boat Storage and Outside Fence Parking:

-The boat storage expansion and updates to parking spaces outside the fence are complete. Updated signage to number assigned spaces will be in place soon. RealManage will communicate details to residents by early March and will handle the assignment of requested spaces, working in conjunction with the board and Common Property Committee.

New Business:

Welcome Committee:

-Discussion of the communication process for welcoming new property owners. Al Camp, Vice President, will take the lead for this process on behalf of the Board in 2025.

Reports:

Committee Reports:

-Reports provided from ARC & Social Committee. CPC Report provided during Oral Communications.

Treasurer's Report:

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

Executive Session Began at approximately 11:00am.

Return to Regular Session at approximately 11:30am.

The February HOA Board Meeting was adjourned at approximately 11:30am.

The next meeting of the Heron Bay HOA Board will be Monday, March 17, 2025 at 9am.

Heron Bay CPC Minutes

12, February 2025 / 7:00 PM / Club House

Attendees

Brian Kurzel-Chairman, David Ruby, Brad McLain, Lisa Erdner, Charles Humphrey, Melanie Munn-Board Liason

Absent: Joe Pleasant, Vicki Pleasant, Robin Link, Janna Grant, Heather Walker

Minutes

The January 2025 CPC minutes were reviewed and Brad moved to approve and David provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Routine services ongoing. Mulch was put out at the Clubhouse, parking lot, and Gate House.

Trails (Robin) - Bridge to be replaced on March 27-28 by volunteers.

Boat Storage (David) - Construction for new parking is complete. Light installed and gravel added, signs ordered for \$759 and storage spaces up to 90 from 65.

Club House (Charles) - All good.

Gate House (Charles) - All good.

Gate (Brian) - All good.

Piers (Janna) - Repairs were made to Dock C. All new lights installed on all Docks.

Signs & Streetlights (Lisa) No new signs. Light at Bayview on 24/7.

Ponds () - Fountain has been turned off for the Winter.

OLD BUSINESS

NEW BUSINESS

The bridge on the walking trail needs to be repaired. Brad has the budget and plan for replacements needed. This repair by volunteers is now scheduled for March 27-28.

Adjournment

Meeting was adjourned with a motion by Charles and seconded by Lisa.



Architectural Review Committee (ARC)

Meeting Minutes

Date: February 4, 2024

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Henry Munn

Taylor Harrington

Al Camp – HOA Board Liaison

Minutes:

Assign Minutes Taker - **Brad McLain**

Presentation:

Business Session:

Approve – Previous Meeting Minutes - **Approved**

New Business:

Election of Officers - **Chair: Brad McLain**

Verify Meeting Times - **First Tuesday of Month, 6PM, HB Clubhouse**

Contractor Road Safety Email (sent on 1/27/25) - **Attached**

Business:

Construction Project Status - New Homes

- Beach - 181 Kingfisher
 - Construction is In-Progress

- o Landscaping Plan - edits requested by ARC on 11/8/24
- Caldwell - 219 Whisper Lake
 - o Design Change Form completed on 10/18/24
 - o Construction is In-Progress.
- Fulton - 588 Pearl Bay
 - o Construction is In-Progress
 - o Landscaping Plan APPROVED on 10/4/24.
- Heston / Menard - 121 Kingfisher
 - o Stakeout was conducted and APPROVED on 8/2/24
 - o Construction is In-Progress.
- Holloway - 170 Bayview
 - o Stakeout Review approved on 11/6/24
 - o Construction is In-Progress.
- Kishk - 216 Heron Bay
 - o ARC has started receiving New Construction inquiries.
 - o Next step after all documents are gathered is to set up Deposit Collection Meeting.

Email inquiry will be sent to Kishk because ARC has not received any info since the original Email from Kishk on 11/25/24 stating he is ready to meet to review his build plans.

- Klyn - 205 Kingfisher
 - o Stakeout Review approved on 11/13/24
 - o Construction is In-Progress.
- LeClair - 179 Mallard
 - o ARC approved Design Changes on 4/24/24
 - o Construction is In-Progress
- Toney - 215 Heron Bay
 - o Construction is In-Progress
 - o 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
- 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 notified that project is completed.
 - ARC has marked project as COMPLETE / CLOSED on 1/18/25
- Morgan - 113 Mallard - **Exterior Doors Paint Color Change**
 - ARC notified that project is completed.
 - ARC has marked project as COMPLETE / CLOSED on 1/17/25
- Sugg - 305 Badin View - **Landscaping, Tree Removal, Shoreline Stabilization**
 - ARC notified that project is completed.
 - ARC has marked project as COMPLETE / CLOSED on 1/15/25

- Sugg - 305 Badin View - **Tree Removal - Lightning**
 - ARC notified that project is completed.
 - ARC has marked project as COMPLETE / CLOSED on 1/15/25
- 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 at 6:20PM

Attachment - Contractor Road Safety Email

We need your help to keep our neighbors safe! Contractors utilizing the roads in Heron Bay must adhere to the 25mph speed limit while being aware of people walking along the road. This Email notice is being sent to all the property owners with active projects in Heron Bay.

There have been numerous close calls in the past and two serious safety issues in the last few weeks that are alarming.

- A resident was partially run off the road as a dump truck rounded a corner going too fast and in the wrong lane.
- Another incident involved a property owner walking their dog and a Contractor on their cell phone, was going too fast and almost hit them.

The property owners employing a Contractor(s) will be held accountable for the actions of their Contractor(s). Rules set out in “Requirements for Contractors and Subcontractors” on pages 9 and 34 of the ARC Guidelines apply to all work performed in the Heron Bay community.

ARC Guidelines Link:http://www.heronbay.org/images/ARC_Guidelines_-_8_22_2024.pdf

Please talk to your Contractor(s) about this issue and let's make sure that safety remains top priority. We are very fortunate that property owners are building and improving their homes here in Heron Bay. A stop order or other actions may be taken for serious and/or repetitive violations.

Thank you,

Architectural Review Committee

Heron Bay on Badin Lake, NC

<http://www.heronbay.org/index.html>

Email: arc@heronbay.org