

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

**Monday, April 21, 2025**

-Meeting called to order and determination of a quorum at 9:02am.

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

-Ashley Miller, RealManage Homeowners' Association Representatives also in attendance

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

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

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

-Brad McLain provided updates regarding the efforts of Restore Badin Lake to address black algae issue.

### **Unfinished Business:**

#### **Coast Guard Auxiliary Clubhouse Use:**

-Awaiting completed Release of Liability paperwork from Coast Guard Auxiliary's for their periodic clubhouse use in 2025. Residents will have priority use.

#### **Downed Tree Removal:**

-Discussion regarding tree removal from common property and roads.

### **New Business:**

#### **Revision to Architectural Review Committee (ARC) Guidelines:**

-The ARC has suggested edits to new construction guidelines to streamline submissions. Motion made, seconded, and unanimously approved to revise ARC guidelines.

### **Reports:**

#### **Committee Reports:**

-Reports provided from ARC, Common Property & Social Committee.

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

-Review of account balances for operational, budget, and reserve accounts. Special assessment road funds to be placed in a separate 12 to 24 month CD.

Executive Session began at approximately 10:20am.

Return to Regular Session at approximately 11:15am.

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

The next meeting of the Heron Bay HOA Board will be Monday, May 19, 2025 at 9am.

## **Heron Bay CPC Minutes**

### **9 April, 2025 / 7:00 PM / Club House**

#### **Attendees**

Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Brad McLain, Melanie Munn-Board Liaison

Absent: Brian Kurzel-Chairman, David Ruby, Lisa Erdner, Charles Humphrey, Robin Link, Heather Walker, Janna Grant

#### **Minutes**

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

#### **Committee Reports**

Landscaping (Joe) - Routine services ongoing. Fire Ant pellets were purchased and put out in the common areas. Front entrance was repaired by the utility company that is doing the installation work of new cabling.

Trails (Robin) - Bridge was replaced by volunteers. The volunteers doing the replacement were Brad McLain, Brian Kurzel, Gene Gotbaum, Henry Munn, Dean Mauney, Danny Floyd, and Pat Morgan. The materials were under budget at \$788.

Boat Storage (David) - Melanie indicated the Board is waiting on Shawna to produce an agreement for those members interested in obtaining a temporary second storage spot.

Club House (Charles) - Charles will handle cutting on the outside water for the Club house. Joe indicated the irrigation system will be cur on at the club house and Gate house in two weeks.

Gate House (Charles) - Rotten wood sections were replaced.

Gate (Brian) - All good.

Piers (Janna) - All good.

Signs & Streetlights (Lisa) Discussion on repair of the curve warning sign on Whisper Lake has determined that the sign will be replaced and is intended for the opposite side of the street. Melanie suggested this be replaced after the construction in the area is completed. This will be placed in Old Business going forward awaiting construction completion. Light at Bayview on 24/7. Lisa has contacted Energy United.

Ponds ( ) - All good.

**OLD BUSINESS**

**NEW BUSINESS**

**Adjournment**

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



## Architectural Review Committee

### (ARC) Meeting Minutes

**Date:** April 2, 2024

**6:00 PM – Heron Bay Clubhouse**

**Attendees:**

Brad McLain – Chair

Gene Gotbaum

Taylor Harrington

Tracie Johnson – ARC Volunteer (absent)

Mark Zaremski – HOA Board Liaison

**Minutes:**

Assign Minutes Taker -Taylor Harrington

**Presentation:**

None scheduled

**Business Session:**

Approve – March Minutes-Approved

**New Business:**

- Architectural Guidelines - Revision 3/18/24 is Active
- Builder Vetting - Standard Questions
- House Placement on Lot Considerations - To ensure that adjacent lots are not burdened by new home placement
- Communication / Execution method - improvements?

## Construction Project Status - New Homes - (9 page Submittal)

- 169 Kingfisher Court - Lot 21 / Phase 10 - Anthony
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 311 Whisper Lake Dr. - Lot 112 / Phase 6 – Henry Munn
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 586 Pearl Bay Dr. - Lot 44 / Phase 3 - Shirley Residence – New Residence ○  
ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 128 Summer Lake Dr. - Theresa Rann (Lot 15/Phase 2) - New Residence ○  
Owner committed to submitting a Landscaping Plan on 2/22/24.
  - ARC has not received Landscaping Plan as of 3/28/24. Letter sent from ARC on 3/28/24.
  - 1. ARC received response on 4/1/24 from homeowner “I will take care of it”
  
- 509 Whisper Lake Dr. – Lot 1 / Phase 10 – Al & Wilma Camp
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 685 Whisper Lake Dr. –Lot 8 / Phase 10 – Steve Thompson, New Residence
  - ARC has approved Landscaping Plan
  - Once landscaping is completed, ARC can conduct the Final Walk-Thru.
  
- 181 Kingfisher Ct, Lot 22 / Phase 10 - David Beach – New Residence
  - Re-Design Request (5ft extension of Master Bathroom) Approved by ARC
  - Construction is In-Progress

- 137 Channel Ct. – Lot 155 / Phase 9 – Gotbaum, New Residence
  - Construction is In-Progress
  - Owner’s next step is to submit Final Landscaping Plan to ARC for review.
  
- 179 Mallard. Dr. - Lot 53/ Phase 4 - Mark LeClair, New Residence
  - ARC has conducted Stakeout Review
  - Construction is In-Progress
  
- 588 Pearl Bay Dr. - Lot 43 / Phase 3 - Larry Fulton, New Residence
  - ARC has conducted Stakeout Review
  - Construction is In-Progress
  
- 493 Whisper Lake Dr. - Lot 43 / Phase 10 - Jacqueline Harrell/Steve White ○
  - ARC has met with Property Owners and requires the following:
    - “Material List” on Construction Submittal to be completed
  - Next step will be to send Construction Packet to Engineer
  - 1. Completed Builder Vetting
  
- 215 Heron Bay Dr. - Lot 10 / Phase 1 - Michael Toney, New Residence
  - ARC has conducted initial Stakeout Review (question about Trees)
  - Toney's are waiting on revised Septic Map based on Trees requested to be saved
  - 1. Sent a reminder email on 4/2/24 for a revised Septic Plan

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

- 146 Chersonese Ct. – Charles Lee – **Tree Removal**
  - ARC has approved Submittal with restrictions
  - Once project is completed, ARC can conduct the Final Inspection
  
- 190 Badin View Dr. - Lot 171 – Phase 7 - Tim McMullen – **Pergola/Retaining Wall/Pavers**
  - ARC has approved Submittal

- Once project is completed, ARC can conduct the Final Inspection
- 602 Pearl Bay Dr. – Brad McLain – **Existing Fence Relocation**
  - ARC has approved Submittal with restriction (fence relocated and screened -or fence removed)
  - Once project is completed, ARC can conduct the Inspection
- 227 Whisper Lake Dr. – Bobby Hales - **Demolish and Replace Existing Deck/ Landscaping between Dog Run and Lake**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/30/2024)
- 138 Mallard Dr. - David Printy - **Driveway extension**
  - ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- 207 Whisper Lake - David Grein - **Walkway to Dock Repair / Replace** ○ ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- 203 Badin View - Link - **Landscaping Addition**
  - ARC has approved Submittal.
  - Once project is completed, ARC can conduct the Final Inspection
- 114 Waterview - Zarenski - **Tree Removal**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/24/2024)
- 334 Pearl Bay - Lippert - **Roof Replacement**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/23/2024)
- 637 Whisper Lake - Harrington - **Landscaping**
  - ARC has approved Submittal.

- Once project is completed, ARC can conduct the Final Inspection
- 219 Whisper Lake - Grein - **Tree Removal / Shoreline Stabilization**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/30/2024)
- 227 Whisper Lake - Hales - **Shoreline Stabilization**
  - No outstanding issues by ARC or Board
  - Project Close / Complete (3/30/2024)
- 277 Whisper Lake - Thortsen - **Tree Removal in CUBE setback**
  - ARC has approved Submittal with CUBE's approval.
  - Once project is completed, ARC can conduct the Final Inspection

## **Adjournment**