

Heron Bay Board of Directors Minutes

Monday, May 19, 2025

-Meeting called to order and determination of a quorum at 9:03am.

-Board Members Present: Al Camp, Donna Cook, Melanie Munn, Kevin Thortsen via conference call

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

-Motion made and seconded to approve the April 21, 2025 meeting minutes. Motion carried unanimously.

Oral Communications to Board:

-One resident attended to provide feedback to the board.

Unfinished Business:

Downed Tree Removal:

-Motion made, seconded and unanimously approved to have RealManage create a communication for residents regarding trees that fall on common property.

New Business:

None

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 18 month CD.

Executive Session began at approximately 10:00am.

Return to Regular Session at approximately 11:00am.

The May HOA Board Meeting was adjourned at approximately 11:00am.

The next meeting of the Heron Bay HOA Board will be Monday, June 16, 2025 at 9am.

Heron Bay CPC Minutes

14 May, 2025 / 7:00 PM / Club House

Attendees

Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Lisa Erdner, Al King-Board Liaison

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

Minutes

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

Committee Reports

Landscaping (Joe) - Routine services ongoing. New flowers and plants were put out by Matthews Greenhouses at the entrance and club house. Pine needles will be added next week. Ward sprayed roundup for grass coming up in cracks in pavement throughout the property. Irrigation was turned on and system checked with several heads replaced and repaired.

Trails (Robin) - All clear. Joe will spray to kill moss on the trails.

Boat Storage (David) - All good.

Club House (Charles) - All good.

Gate House (Charles) - All good.

Gate (Brian) - All good.

Piers (Janna) - All good.

Signs & Streetlights (Lisa) All Good. See old business.

Ponds () - Need to verify that fountain is operational.

OLD BUSINESS Replacement of the curve warning sign on Whisper Lake will be scheduled after the construction in the area is completed.

NEW BUSINESS. Al indicated that the Board is discussing how to handle and pay for the clean up of fallen trees in the common property areas. More discussion on this topic. It may need to be line item in future CPC budget.

Adjournment

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



Architectural Review Committee (ARC)

Meeting Minutes

Date: May 6, 2025

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Henry Munn

Taylor Harrington

Amy Zaremski – HOA Board Liaison

Minutes:

Assign Minutes Taker - **Taylor Harrington**

Presentation: None

Business Session:

Approve – Previous Meeting Minutes **Approved**

New Business:

Business:

Construction Project Status - New Homes

- Beach - 181 Kingfisher
 - Construction is In-Progress
 - Landscaping Plan - Phone call on 2/26/25 about requirements

- Caldwell - 219 Whisper Lake
 - Design Change Form completed on 10/18/24
 - Construction is In-Progress.
- Freeman 379 Whisper Lake
 - ARC received all edits for new construction packet on 4/29/25.
 - Packet sent to Engineer for review on 4/30/25
- Heston / Menard - 121 Kingfisher
 - Stakeout was conducted and APPROVED on 8/2/24
 - Construction is In-Progress.
- Holloway - 170 Bayview
 - Construction is In-Progress.
 - Landscaping Plan APPROVED on 2/28/25.
- Khan - 235 Badin View
 - Engineering Review was completed on 4/29/25..
 - Next step is Stake Out Review.
- Kishk - 216 Heron Bay
 - ARC requested edits to docs received on 2/13/25.
 - 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
- Leonard 493 Whisper Lake

- ARC responded to inquiries about house plans on 3/5/25
- Next step is to receive all required New Construction documents
- Moss 121 Badin View
 - ARC requested edits to docs received on 3/4/25.
 - Next step after all documents are gathered is to set up Deposit Collection Meeting.

Toney - 215 Heron Bay

- Construction is In-Progress
- ARC approved Landscaping Plan edits on 2/25/25.

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
- Clark 179 Pearl Bay - **Tree Removal**
 - ARC has approved Submittal on 3/24/25.
 - 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
- Floyd - 147 heron Bay – **Lot Clean Up / Dead tree removal**
 - ARC has approved Submittal on 5/2/25.
 - 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 - **Grading & Retaining Wall**
 - ARC met with Owner and approved the project on 4/23/25
 - Once project is completed, ARC can conduct the Final Inspection
- McLain - 602 Pearl Bay - **Ext Stain/Paint and Cable Railing**
 - ARC has approved Submittal on 3/13/25.
 - 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

Adjourned