

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

**Monday, June 16, 2025**

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

-Board Members Present: Al Camp, Melanie Munn, Amy Zaremski

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

-Motion made and seconded to approve the May 19, 2025 meeting minutes. Motion carried unanimously.

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

-One resident attended to provide feedback to the board.

### **Unfinished Business:**

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

-RealManage to create a communication for residents regarding trees that fall on common property.

### **New Business:**

#### **Signs in Neighborhood:**

Discussion regarding recent real estate and advertisement signs that have been out of compliance. Document to be created for realtors to communicate requirements of For Sale signs, along with other information for property owners.

### **Reports:**

#### **Committee Reports:**

-Reports provided from Architectural Review Committee (ARC) and Common Property Committee (CPC).

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

-No report this month

Executive Session began at approximately 10:30am.

Return to Regular Session at approximately 12:00pm.

The June HOA Board Meeting was adjourned at approximately 12:00pm.

The next meeting of the Heron Bay HOA Board will be Monday, July 21, 2025 at 9am.

## **Heron Bay CPC Minutes**

### **11 June, 2025 / 7:00 PM / Club House**

#### **Attendees**

Brian Kurzel-Chairman, David Ruby, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Charles Humphrey, Brad McLain, Melanie Munn Board Liaison

Absent: Robin Link, Heather Walker, Janna Grant, Lisa Erdner

#### **Minutes**

The May 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. 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 ant hills. A tree was removed from the common area. Brush area at the Boating was cleared.

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

Boat Storage (David) - All good. Saplings and weeds inside the boat storage need to be sprayed. Joe will have Ward spray the area. David is trying to obtain the list of boat storage renters from the management company.

Club House (Charles) - Brian indicated a sulfur system was installed on the water system. With the increasing number of renters of the club house Brian indicated that larger outside waste bins are needed. Brian will explore options.

Gate House (Charles) - All good.

Gate (Brian) - Push buttons for access will be moved.

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.** No meeting in July.

**Adjournment**

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



## Architectural Review Committee (ARC)

### Meeting Minutes

**Date: June 3, 2025**

**6:00 PM – Heron Bay Clubhouse**

**Attendees:**

Brad McLain – Chair

Henry Munn

Taylor Harrington

Al Camp – 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
  - Stakeout was conducted and APPROVED on 5/30/25
  - Construction is In-Progress.
- 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
  - Stakeout was conducted and APPROVED on 5/21/25
  - Construction is In-Progress.
- 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

- 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 and Landscaping completed and inspected.
- Refundable Deposit requested from RealManage on 5/13/25.

**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
- Patton - 116 Summer Lake - **Pool & Landscaping**
  - ARC has approved Submittal on 4/23/25.
  - 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

Adjourn