

Heron Bay Board of Directors Minutes

Monday, July 21, 2025

- Meeting called to order and determination of a quorum at 9:02am.
- Board Members Present: Melanie Munn, Kevin Thortsten, Amy Zaremski, Al Camp (via conference call)
- Ashley Miller, RealManage Homeowners' Association Representative, also in attendance

- Motion made and seconded to approve agenda. Motion carried unanimously.
- Motion made and seconded to approve the June 16, 2025 meeting minutes. Motion carried unanimously.

Oral Communications to Board:

-None.

Unfinished Business:

Downed Tree Removal:

-Discussion of details related to downed trees in roads and common property. No formal action taken.

Buying and Selling Property Checklist:

-Board and RealManage working to ensure new property owners receive needed information and that accurate contact information is obtained for new property owners. Also working to create a Realtors' Guide for selling in neighborhood.

New Business:

Clubhouse Rentals:

Motion made, seconded and approved to make the following changes to clubhouse rentals:

- clubhouse rental fee increase to \$150
- property owner must be present for entire event
- clubhouse manager walkthrough with property owner prior to event
- clubhouse manager documentation/communication of any damages after event

These clubhouse rental changes apply to all rentals booked after July 21, 2025.

Reports:

Treasurer's Report:

-Review of all account balances. Special assessment road funds placed in a separate CD. Delinquencies improving.

Executive Session began at approximately 10:05am.

Return to Regular Session at approximately 11:50m.

The July HOA Board Meeting was adjourned at approximately 11:50am.

The next meeting of the Heron Bay HOA Board will be Monday, August 18, 2025 at 9am.

ARC and CPC did not meet in July