

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

**Monday, September 15, 2025**

-Meeting called to order and determination of a quorum at 9:00am.

-Board Members Present: Al Camp, Donna Cook, Melanie Munn, Kevin Thorsten & Amy Zaremski (via phone conference)

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

-Motion made and seconded to approve the August 18, 2025 meeting minutes. Motion carried unanimously.

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

-Restore Badin Lake representatives shared updates with the board regarding black algae efforts.

### **Unfinished Business:**

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

-Final feedback provided from RealManage regarding downed tree resolution. Resolution to be finalized October 2025.

### **New Business:**

#### **2025 Annual Meeting Planning:**

-Motion made, seconded, and unanimously approved to hold the 2025 Annual Meeting on Monday, November 17 at 7pm.

#### **2026 Budget Preparation:**

-2026 budget preparation underway. Board to review and approve in October 2025.

#### **Guardrail Replacement:**

-Motion made, seconded, and unanimously approved to obtain property owner feedback regarding guardrail replacement options via a survey.

#### **Short-term Home Rentals:**

-Motion made, seconded and unanimously approved to create a board resolution with guidelines for short-term rentals.

#### **Short-term Rental of HOA Deeded Boat Slips:**

-Discussion of possible logistics for short-term rental of some of the HOA deeded boat slips to property owners. No formal action taken.

### **Reports:**

#### **Committee Reports:**

-Reports provided from Architectural Review Committee (ARC), Common Property Committee (CPC), & Social Committee.

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

-Review of all account balances.

Executive Session began at approximately 10:45am.

Return to Regular Session at approximately 12:00pm.

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

The next meeting of the Heron Bay HOA Board will be Monday, October 20, 2025 at 9am.

## **Heron Bay CPC Minutes**

### **10, September 2025 / 7:00 PM / Club House**

#### **Attendees**

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, David Ruby, Charles Humphrey, Janna Grant, Melanie Munn-Board Chairman, Sheldon Moss.

Absent: Vicki Pleasant-Secretary, Brad McLain, Robin Link, Lisa Erdner

#### **Minutes**

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

#### **Committee Reports**

Landscaping (Joe) - Ward completed routine landscaping, sprayed round up on weeds in the cracks of the pavement. Cleared and removed a tree from the common area. Matthews Greenhouse completed routine maintenance of flowers and shrubs in common areas. Effird's Landscaping replaced the water hydrant at the gate.

Trails (Robin) - Brian is meeting with a potential contractor to obtain a quote on the cost to repair the bad areas in the concrete walkway. Charles and Sheldon volunteered to blow off the leaves and debris from the trails.

Boat Storage (David) - Trash cans have been eliminated from the storage area. Notice was sent about this to the owners. Trees along outside of the storage fence needs to be trimmed. Joe will get a price for doing this trimming from Daniel. David has provided the Board with a cost to replace all the railroad ties. Waiting for approvals before contracting the job. David has also provided the Board with a cost to replace the entrance gate.

Club House (Charles) - All is good. Brian is exploring the options and cost to replace the electronic entry system at the clubhouse.

Gate House (Charles) - All good.

Gate (Brian) - All is good. Brian has provided the Board with a quote to replace all the hinges on both entrance exit gates.

Piers (Janna) - All good.

Signs & Streetlights (Lisa) All Good.

Ponds ( ) - Nothing to report.

## **OLD BUSINESS**

## **NEW BUSINESS.**

Brian reviewed the year to date actual spend and budget numbers for all expense line items in the CPC budget. Joe provided the proposed 2026 budget for Ward Landscaping and Matthews Greenhouse routine services. In addition several additional miscellaneous expenses were discussed and proposed. Discussion on additional CPC expense items needed for 2026 occurred and Brian asked for all members to submit budget items needed before next month's meeting.

## **Adjournment**

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



## Architectural Review Committee (ARC)

### Meeting Minutes

**Date: September 2, 2025**

**6:00 PM – Heron Bay Clubhouse**

**Attendees:**

Brad McLain – Chair

Henry Munn

Taylor Harrington

Amy Zaemski – HOA Board Liaison (AI Camp)

**Minutes:**

Assign Minutes Taker - Taylor Harrington

**Presentation:**

**Business Session:**

Approve – Previous Meeting Minutes **Approved**

**New Business:**

**Business:**

**Construction Project Status - New Homes**

- Beach - 181 Kingfisher
  - Construction is In-Progress
  - Landscaping Plan - Email sent on 8/25/25 requesting edits.

- Caldwell - 219 Whisper Lake
  - Design Change Form completed on 8/21/25.
  - Construction is In-Progress.
- Cunningham - 354 Badin View
  - Stakeout was conducted and APPROVED on 8/25/25.
  - Construction is In-Progress
- Freeman 379 Whisper Lake
  - Stakeout was conducted and APPROVED on 5/30/25
  - Construction is In-Progress.
- Haylett & Rhodes - 176 Mallard
  - ARC has sent documents to Engineer for review.
  - Engineer edit request sent to 8/27/25.
- 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.
- Intorre - 224 Badin Lake
  - New Construction Packet APPROVED on 8/25/25.
  - Stakeout Review scheduled for 9/4/25.
- Khan - 235 Badin View
  - Stakeout was conducted and APPROVED on 5/21/25
  - Construction is In-Progress.
- Kishk - 216 Heron Bay
  - No communication since 2/13/25.
  - ARC notified Kishk on 8/16/25 that his project is CLOSED.

- Klyn - 205 Kingfisher
  - Stakeout Review approved on 11/13/24
  - Construction is In-Progress.

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- LeClair - 179 Mallard
  - ARC approved Design Changes on 4/24/24
  - Construction is In-Progress
- Moss - 121 Badin View
  - Stakeout Review approved on 6/25/25
  - Construction is In-Progress.
- Nance - 200 Heron Bay
  - Stakeout was conducted and APPROVED on 8/25/25.
  - Construction is In-Progress
- Wall - 610 Pearl Bay
  - ARC granted a 25ft Front Variance for Initial house design.
  - New House Design now requires new variance evaluation.

**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

- Deese & Hall – 230 Whisper Lake - **Tree Removal**

- ARC has approved Submittal on 6/16/25.

- 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

- Fulton - 588 Pearl Bay - **Irrigation / Retaining Wall**

- ARC has approved Submittal on 7/15/25.

- Once project is completed, ARC can conduct the Final Inspection

Grant - 129 Pearl Bay – **Tree Removal**

- ARC has approved Submittal on 6/23/25.

- Once project is completed, ARC can conduct the Final Inspection

Hall - 137 Whisper Lake – **Flagpole**

- ARC has approved Submittal on 7/18/25.

- 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

Hogue/Bryan - **Roof ReShingle**

- ARC has approved Submittal on 6/9/25.

- 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 •

Morgan - 113 Mallard – **Irrigation / Walkway**

- ARC has approved Submittal on 7/17/25.
- 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

• Thompson - 685 Whisper Lake - **Path to Dock**

- ARC has approved Submittal on 6/10/25.
- 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

