

Heron Bay CPC Minutes

14, January 2026 / 7:00 PM / Club House

Attendees

David Ruby- Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Charles Humphrey, Sheldon Moss, Melanie Munn- Board Liaison

Absent: Janna Grant, Robin Link

Minutes

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

Committee Reports

Landscaping (Joe) - Daniel Ward trimmed the overhanging limbs and growth around the boat storage lot and also for the common areas.

Daniel removed the limbs and debris from the boat lot. He is scheduled per the contract to remove the debris 4 times per year. Daniel indicated that there were many bricks and large logs in the debris lot. If this continues it will require more removal trips and more expense. We need to remind the homeowners that this area is for homeowners only and include only limbs and shrub trimmings and not logs or construction materials. David suggested we post a sign at the site to remind homeowners of this. Sheldon will explore getting a sign for the area.

The rocks along the path to Dock A have washed away in many areas due to the landscape of the path. This will continue to occur unless we modify the drainage along the path. There will be a need for additional rocks every 3 to 4 years without a modification. Committee members were asked to look at the path and we will discuss potential options for modifying the drainage. Daniel provided a quote of \$2,000 to replace the washed rocks on Dock A. He was instructed to wait until the committee discusses potential options.

David indicated that two trees next to the exit gate are dead and will need to be removed. Joe will determine how to address this.

There was discussion around how to handle trees that need removal from Common Areas. David suggested we acquire a chain saw for the CPC and identify three or four residents that can be called when needed. This would save the association the expense of removal by an outside group. Sheldon offered to contribute a Husqua chainsaw to the committee. David will follow-up with Sheldon.

Trails (Robin) - No update.

Boat Storage (David) - New railroad ties are scheduled to be installed over the next three weeks.

Club House (Charles) - All is good. David is exploring locksmith options to replace the electronic entry system at the clubhouse. The new system will allow the management of the entry codes to be handled by Real Management. David suggested we get the septic system serviced since this has not been done in many years.

Gate House (Charles) - Cameras are now working. Brad continues to monitor the cameras at the gate.

Gate (David) - Support post for both gates have been straightened and stabilized with additional concrete support. The Entrance gate was raised 6 inches and all hinges have been replaced.

Piers (Janna) - All good.

Signs & Streetlights (Sheldon) Sheldon cleaned the No Trespassing sign at the pond that was reported as faded and it is good now. Sheldon inspected all the streetlights and will report to Energy United 3 lights that remain on during the day. David indicated that we have the signs for the gate house indicating that no packages should be left there. We will need to determine a specific location for the signs and schedule a time to install.

Ponds () -

OLD BUSINESS.

NEW BUSINESS.

Adjournment

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