

**Architectural Review Committee (ARC)  
February 2023 Minutes**

**Date: February 7, 2023  
6:00 PM - Heron Bay Clubhouse**

**Attendees:**

Tim McMullen  
Ken Kennedy  
Nicci Gafinowitz (via Phone)

**Approved - January 23 Minutes**

**Welcome and Introductions:**

Bonnie Gotbaum, VP - Heron Bay Board of Directors & Committee Liaison  
Ted Breedlove - c/o Theresa Rann - New Build Review Lot 15/Phase 2

**Presentation/Construction Documents Review Request:**

128 Summer Lake Dr. - Lot 15/Phase 2 - New Residence Construction Document Review

**Approve - January Minutes**

**Pending Projects - Awaiting Submittal of Construction Documents review Request.**

Whisper Lake Dr. - Lot 8, Phase 10 - Steve Thompson: Question/Request for Front-entry  
Garage Design  
709 Whisper Lake Dr. - Lot 10/Phase 10 - Moser Residence - New Residence  
509 Whisper Lake Dr. - Al & Wilda Camp - New Residence

**Lot Clean-up:**

No new requests

**Construction Project Updates: New Homes**

323 Whisper Lake Drive (Winiiecki/Caldwell) - New Residence - Modification to Design Change  
Request  
169 Kingfisher Court (Anthony) - New Residence - Follow up with Homeowner to address  
Common Property issues.  
179 Pearl Bay (Clark) - New Residence - Follow up on status of construction completion and  
occupancy. Notify Owner of process protocol for NOV's identified during building process.  
311 Whisper Lake Dr. (Lot 112, Phase 6 - Henry Munn) - New Residence - In Progress  
181 Heron Bay Dr. - Weber -Hartman Residence - Phase 1, Lot 5, New Home Residence -  
586 Pearl Bay Dr. - Shirley Residence - New Residence - In Progress  
118 Heron Bay Dr. (Lot 2/Phase 2)- John Rosenbaum - New Residence - In Progress

## **Open Projects: Other than New Homes**

227 Whisper Lake Dr. - Hales Residence - Dog Run design basis, request update from Owner.

## **New Business:**

### **ARC Guideline (Blue Book) Discussion**

- Enforceability
- Refundable Deposits and Fees
- Fines Administration and Amounts

## **Old Business:**

1. **ARC/Board/Henderson - Smart ARC Training** (No Further Action/Instructions from Henderson)
2. **Updates to ARC Guidelines** (Working Draft by Nicci, under review for discussion at future meeting)

## **Adjournment**

## **Heron Bay CPC Minutes 08, February 2022/ 7:00PM / Club House**

### **Attendees**

Brian Kurzel, Chairman, Vicki Pleasant, Secretary,  
Charles Humphrey, Joe Pleasant, Vice Chairman, Brad Mclain, Lisa Erdner, Gene Gotbaum,  
Bonnie Gotbaum, Board Liason

Absent: Robin Link, Janna Grant, Heather Walker

### **Minutes**

The January CPC minutes were approved with a motion by Joe and second by Charles with all in agreement.

### **Committee Reports**

Landscaping (Joe) - Daniel cleared the branches and debris in the common areas. This included branches hanging over the common area that obstruct mowing. Bonnie indicated many of the cut branches were placed in the woods and still could be seen from the road. Joe and Bonnie jointly visited and observed the piles along Whisper Lake. Daniel Ward was instructed to clean these up and to be certain that any future trimming include hauling the debris to the debris pile at the boat lot. Matthews Nursery trimmed the shrubs in front of the clubhouse. Daniel Ward is getting Janna a price to replace 15 steps at Dock D.

Trails (Robin) - Moss treatment will be needed in the coming months.

Boat Storage (Gene) - Two pending violations have been reported to Henderson. Gene is waiting for response from Shawna at Henderson.

Club House (Charles) - Several chair casters were replaced.

Gate House (Charles) - Door is being replaced and will be painted. Cameras are out due to the hard drive not working. Replacements parts are ordered and will be replaced once received. A/C option is being explored.

Gate (Brian) - No issues with the gate. A service agreement has been established with Simply Customer Solutions for routine maintenance.

Piers (Janna) - Nothing to report.

Signs & Streetlights (Lisa) - Lisa is ordering replacement signs per the budget. All non stop signs will be replaced. Stop signs were replaced last year. Discussion occurred on the number of posts needed and the associated hardware. Planning for new signs to be received during March and committee members will schedule and do the install.

Ponds (Gene) - Pond is now full and looking good.

#### **OLD BUSINESS**

1. Club House Rental Pricing. Board determined a rental price of \$95 for the clubhouse. Any damage to the clubhouse is the responsibility of the renter.

#### **NEW BUSINESS**

1. Sheriffs proposal. Brad indicated he has talked with the new sheriff about his staff utilizing the clubhouse for place to do paperwork and rest stops etc. This would provide the community with a greater presence of law enforcement and hopefully improve safety. Brad also indicated they would like to launch their boat occasionally and occasionally utilize the end dock slip on Dock C. The committee voted unanimously to allow the sheriff to utilize the clubhouse and dock.
2. Art Auction. The social committee has asked to have an Art Auction at the club in order to raise funds for replacement of items used in the kitchen.

#### **Adjournment**

Meeting was adjourned at 7:58 with a motion by Charles and seconded by Vicki.

### **Heron Bay Board of Directors Minutes Monday, February 20, 2023**

-Meeting called to order and determination of a quorum made at approximately 9:05 am.

**Board Members Present:**

David Printy (President), Bonnie Gotbaum (Vice President/Liaison to Committees),  
Donna Cook (Secretary), Kevin Thortsen (Treasurer)

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

-Motion made and seconded to approve the December and January minutes. Motion carried unanimously.

**Oral Communications to the Board:**

-Resident shared that there is an advertisement sign in the neighborhood that needs to be removed.

-Resident expressed the desire to address the Henderson Association item at that point in the agenda.

-Proposal made to the board regarding the Montgomery County Sheriff's Department use of the clubhouse as a periodic "comfort stop". Empty spot 12 in Dock C would work for them to moor the Sheriff's Department boat. These opportunities were stated to possibly increase their presence in the neighborhood.

-Chairman of the Common Property Committee shared a concern regarding the walkway at the pond area and the steps at Dock D along with various options for repair. The request was made to the board to approve funding to address these issues.

-Chairman of the Common Property Committee shared the need for asphalt road repairs from damage caused by various construction projects along with estimates for repair costs. This is to be passed to the Architectural Review Committee.

**Unfinished Business**

**Deer Management Program Update: Greg Schreiner**

-Magnets on truck helped to identify those involved with the program.

-Weights are up on deer in the herd.

-Waiting on report regarding deer disease.

-Cost report: approximate cost of \$13,000 this year with a budget of \$15,000

-Suggestion made to complete a survey of the deer in November of 2023.

-Current plan is for 2024 to be an off year.

-Any change to that would need to be determined by the board

-Deer Management Program and survey of deer will continue to involve a liaison from the community, to be identified by the board.

**Reports:**

Committee Reports- Bonnie Gotbaum

Reports were provided from Architectural Review Committee (ARC), Common Property Committee (CPC) and Social Committee.

Treasurer's Report- Kevin Thortsen

Plan shared for current treasurer to meet with past treasurer in the near future. Budget is stated to be in good shape for first quarter.

**New Business:**

-Vacant Board position:

Motion made and seconded for Mark Zaremski to fill the vacant At-Large position on the HOA Board. Motion carried unanimously.

-Henderson Association Billing:

Henderson Association's financial processes for record-keeping, billing, and communication to property owners shared as a concern by the treasurer and others. This topic to be discussed in Executive Session.

Adjourn for Executive Session at 9:42am.

Return to Regular Session at 10:40am.

The February HOA Board Meeting was adjourned at approximately 10:40 am.

The March HOA Board Meeting will take place on Monday, March 20 at 9am.