

April 2012 Heron Bay Board Meeting
Minutes

The Heron Bay Home Owners' Association (HBHOA) board meeting was held on Monday, April 19, 2012 at approximately 7:00pm.

Members present: Mark Alley, Ken Erdner, Eric Frey, Susan Sittnick and Larry Sitton

The March minutes were approved as corrected.

Ken Erdner, treasurer, reported the HBHOA is under budget by 10% in expenses. An expenditure was approved for a second pump at the ponds to have a projected cost savings of \$1,800 over the long term. The funds will be taken out of "general expenditure" rather than the Common Property Committee's budget.

Mark Alley offered to handle the "complexities" of the gate keypad and codes, formerly administered by Piedmont Fence. Mark feels he has a good understanding of gate access functions, and this move would offer greater flexibility and functionality. A new antennae has been installed which should solve the recent gate access problems.

The board approved a draft letter outlining late fee and non-payment of fees collection policy recently reaffirmed by the board. The letter will be sent by Cedar Management to all property owners (both those who pay homeowners dues biannually and annually) in a June mailing.

Under activities of the Common Property Committee (CPC), Eric reported a new lock has been installed at boat storage. A new battery has been installed in the side door security system of the clubhouse, and it is now operational. Spring cleanup was rained out. CPC will wait until the fall to schedule another date. The brush pile up at gate storage has been chipped. No other dumping is allowed until a fall date is announced.

No date has as yet been set for a meeting of the Cluster Pier Committee. Billy Davis has contacted members and hopes to meet in May. There is no activity reported by the Long Range Planning Committee.

A homeowner has asked the community to look into sprucing up "for sale" signs (ie, repainting posts and enforcing standards set up in the Architectural Guidelines). The board will ask the ARC committee to review this request with the thought that it would be the responsibility of individual real estate companies to come into compliance with the guidelines.

The meeting adjourned at approximately 8:30pm.

Respectfully submitted,

Susan Sittnick, Board Secretary

Next board meeting - Monday, May 21st

**HERON BAY ARC MEETING MINUTES
APRIL 3, 2012**

In Attendance: Steve Hall, Lynn Drye, Susan Sittnick, and Will Rabe

Agenda Items:

1. ARC meeting minutes from March 6, 2012.
2. Hardison build.

Agenda Items Actions:

1. The March minutes were accepted.
2. Lynn Drye has met with the Hardison's and reviewed the landscape plan that they had submitted to the ARC committee. The Hardison's have been cleared to go ahead with their landscape plan.

The next ARC meeting will be scheduled as necessary at the discretion of Steve Hall on May 1, 2012.

Respectfully submitted.
Will Rabe

HERON BAY COMMON PROPERTIES COMMITTEE MINUTES
April 11, 2012

Meeting convened at: 7:13 PM

Attending: Clyde Cupples, George Gilbreath, Vince Stamey, Don Sittnick, Fred Watson, and Larry Williamson. Eric Frey is in job training and unable to attend.

APRIL AGENDA

Approve March Meeting Minutes
Gate Update/Discussion--Better Understanding How The Gates Function
Pump Installation Pond 1
Pump Pond 2? Working Okay? Old Pump?
Clean Up Day--New Date?
Dumpster--Removed? Problems? Evaluation?
Chipping
Growth On Common Area
Power Wash/Treat Road Gards on Whisper Lake
Additional Maintenance Raven Ridge
Front Stone Entrance Flowers/ACC Men's Golf Tournament
Painting Stone Entrance
Mats Around Sign Posts--Add Posts In Front Of Clubhouse
Paint Clubhouse Porch
New Balisters/Rails Clubhouse
Clubhouse Heat/AC Inspection: Done March 30
Termite Inspection: Done March 22
Check Fire Extinguishers: Fred
Daniel Ward Liability Insurance Certificate: We Have Copy
ROWBOAT Needs To Be Done Items (ROWBOAT Quote) Review Items
Apply Fire Ant Control: Done
Pressure Wash: Clubhouse/Gatehouse/Stne Entrance

April Ongoing Tasks

Street Lights
Ridex Treatment
Change Air Filters: Done At Inspection

APRIL AGENDA DISCUSSION

Approve March Meeting Minutes - the March minutes were approved as distributed.

Gate Update/Discussion--Better Understanding How The Gates Function - Clyde and George were able to meet with Jeff Reynolds Saturday April 7th and get some additional training on gate operation. Of concern was even the basic AC power OFF to

reset the system was wrong. Any time the AC is switched OFF, the gate swing stop points must be recalibrated. After a lengthy and detail discussion on gate operation and maintenance, CPC concluded that new skills on Board of Directors, i.e. Mark Alley, is probably one of the most knowledgeable resources available. We need to supply Mark with the model # and see what information he has for us.

Pump Installation Pond 1 - The new pump/fountain for pond #1 has been installed and we're waiting for AllBrite Electric to install new controller and connect the main power to the pump.

Pump Pond 2? Working Okay? Old Pump? - The pump on Pond 2 is working okay but the top nozzle needs changing to get 6 point spray instead of 1 giant plume. George Gilbreath negotiated with AllBrite to give them the old functioning fountain from pond #1 if and only if he takes the old iron from Pump #2 and all the replaced cabling.

Clean Up Day--New Date? - Clean up day #1 was rained out. After some discussion, CPC decided it would be too late to reschedule and would catch up next fall.

Dumpster--Removed? Problems? Evaluation? - The dumpster has been removed and the "No Dumping" sign uncovered. The board and CPC believe the community make use of the dumpster. The only issue was someone on day 1 filling the dumpster about half full with trimmings. A large handmade sign seemed to end that practice.

Chipping - We need to schedule another chipping following removal of the dumpster.

Growth On Common Area - The original person/company that agreed to do all the trimming for \$ 6,000 has withdrawn their bid. Vince is working with a second contractor but he feels the actual cost will be more like \$10,000 to \$12,000. We agreed the CPC needs to go thru the entire complex marking the final cut back lines and the "now" cut back lines, trying to segment the work based on \$ 6,000 for this year only. The CPC will walk off the roadways and appropriately paint tree trunks with both lines. After that, Vince's new candidate contractor will bid the job. George will get 1/2 case of marking paint in two colors and CPC will gather at 6:00PM next Tuesday to start the marking.

Power Wash/Treat Road Gards on Whisper Lake - waiting removal of common area growth.

Additional Maintenance Raven Ridge - waiting removal of common area growth.

Front Stone Entrance Flowers/ACC Men's Golf Tournament - Clyde will get with C&M landscaping and ask them to do their usual spring clean and planting for the ACC golf tournament traffic.

Painting Stone Entrance - Larry and Fred will get on with repainting the "Heron Blue" portion of the stone entrance sign. First we must get Brant to pressure wash the stone entrance, gate house, and club house, starting at stone entrance.

Mats Around Sign Posts--Add Posts In Front Of Clubhouse - Patrick has two more at club house to complete that task.

Paint Clubhouse Porch - The porch rail repair work needs completing before the porch painting is begun. Fred believes job will turn out better if we stick to same color or very new the same. Also, there will be no lines on the new paint.

New Balisters/Rails Clubhouse - Fred will get Jake to work repairing/replacing bad woodwork before painting.

Clubhouse Heat/AC Inspection – Gardner completed March 30. A start capacitor in the upstairs unit needed replacing.

Termite Inspection: Done March 22 - Vince has suggested we change away from Terminex. Terminex seems to have difficulty planning ahead. They like to call at last minute and say they'll be there tomorrow for a treatment and people have to change their schedules to open building for access. Vince's firm uses the new service and is happy with their work.

Check Fire Extinguishers: Fred - Fred reported we do not have to get the extinguishers inspected annually by outside fire and long as CPC checks gauges and confirms okay.

Daniel Ward Liability Insurance Certificate: We Have Copy - A current copy is now on file. When Ward's requested new copy, his insurance company sent the wrong copy, the one expiring soon.

ROWBOAT Needs To Be Done Items (ROWBOAT Quote) Review Items - Fred has agreed to "audit" the Rowboat list of actions and produce new short list.

Apply Fire Ant Control: Done - it was done first week in March.

Pressure Wash: Clubhouse/Gatehouse/Stone Entrance – covered in notes above.

April Ongoing Tasks

Street Lights - All repairs done by EnergyUnited and all lights now working properly.

Ridex Treatment

Change Air Filters: Done At Inspection

NON AGENDA DISCUSSIONS

1. Larry Williamson brought a WaterFront promotional map of Heron Bay and it clearly shows the Badin Shores property coming up to the Whisper Lake Drive. In that area, the only clear indication of trespassing would be having Badin Shore golf carts running on Heron Bay private roads.

Meeting adjourned about 8:30 PM

Next meeting: Wednesday May 9, 2012 @ 7:00 PM at Clubhouse

Respectfully submitted by: George Gilbreath,