

Heron Bay Annual Meeting

January 11, 2020

Call to order/establish a quorum: With over 47 owners represented in person or by proxy, a quorum was established, and Mr. Edwards called the meeting to order at 10:13 a.m.

Approval of 2019 Minutes: Mrs. McLain motioned, and Mr. Edwards seconded approval of the 2019 minutes. **Unanimously carried.**

Introduction and Welcome: Mr. Edwards introduced the Board members, as well as committee members, before heading into committee reports. He encouraged owners to volunteer for committees.

- CPC – Ken Erdner: Mr. Erdner reported handrail and guardrail projects had been completed; Pond 2 had been filled in; light posts were painted and the globes cleaned. For 2020, projects will include boat storage expansion, lights and cameras, and trees will be added to Pond 2. Reminder: When Spring Cleanup occurs – No cardboard or wood can be put into the dumpster, and nothing can be left leaning against the dumpster.
- ARC – Larry Williamson: He reported on the homes/renovations that were completed in 2019, and those that will likely be completed in 2020. Mr. Williamson advised that all but two lots had completed cleaning up from the hurricanes two years ago.
- Social – Amanda McLain: Mrs. McLain reported that in 2020, there will be a Madness event, End of Summer event, as well as the annual holiday gathering.
- Book Club: Meets the 3rd Tuesday of the month at 7 p.m.
- Garden Club – Meets the 2nd Tuesday of the month.

Special thanks went out to Carol Alley for maintaining the website and the bulletin board; and Brian Kurzel for his work with the gates and the paving project.

Treasurer's Report: Herb Niparts provided a financial report through November 30, 2019. He explained we are on budget for 2019. The paving project cost \$674,500, and 90% has been paid, while 10% is being held back for repairs.

Motion: To ratify the 2020 budget by Mr. McLain, seconded by Mr. Humphrey.
Unanimously carried.

Election of Two Directors: Phillips Edwards and the balance of Mandy Kennedy's terms are up this year. Two owners submitted their names for consideration in

advance of the meeting: Brad McLain and Carmen Wondergem. The floor was opened for nominations but no one else volunteered. A motion to close nominations was made by Mr. Kurzel, seconded by Mr. Mahoney and **unanimously carried**. Mrs. Wondergem and Mr. McLain were elected to three year terms.

Discussion/Q & A: Discussion ensued regarding the paving project and speed tables. An owner asked about painting them, and was informed that is scheduled. An owner commented that signage is good in one direction warning of the speed tables, but not in the other direction. This will be addressed.

Pros and cons of the speed tables was discussed. An owner passed out material expressing concern about the height of them. Mr. Kurzel advised there are no regulations in North Carolina regarding this, and the exact height of the speed tables was made from a mold used by another property. The owner inquired if a vote could be taken to reduce their height. Ms. Rouanzion advised that since this was not an agenda item for the Annual Meeting, it could not happen at this time. She explained the procedures for calling a Special Meeting and noted that anything being voted on would need to be a line item on the agenda. An informal survey of the owners in attendance reflected that a majority of owners in attendance favored the speed tables as they presently exist.

One owner expressed concern about the ARC process, and how changes to the Blue Book are made. She explained that at least 2 people from the ARC Committee make recommendations to the Board, which can then approve the proposed changes with as little as three Board members being in favor. The owners feels other owners should have a say in this. Ms. Rouanzion explained that since the CC&R's outline the authority of the ARC, to change that would require a membership vote at a Special Meeting, requiring 66-2/3% membership approval.

At 12:28 p.m., the meeting was adjourned by a motion from Mr. Ellington, seconded by Mandy Kennedy, and **unanimously carried**.

Respectfully submitted,

Mandy Kennedy
Secretary