

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

**Date: January 3, 2023
6:00 PM - Heron Bay Clubhouse**

Attendees:

Tim McMullen
Ken Kennedy
Nicci Gafinowitz (via Phone)

Approved - December 2022 Minutes

New Business:

Letter AJ DiBianca - General Discussion

Construction Documents Review Requests:

No new requests

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 - **Enjoyed a visit from the Camp's at our January meeting to update ARC on building plans and to ask questions.**

128 Summer Lake Dr. - Lot 15/Phase 2 - Theresa Rann (Ted Breedlove) - New Residence

Lot Clean-up:

No new requests

Construction Project Updates: New Homes

323 Whisper Lake Drive (Winiecki /Caldwell) - New Residence - Modification to Design Change Request

169 Kingfisher Court (Anthony) - New Residence - **Notifications regarding to site construction issues made by residence of Heron Bay have been communicated to home owner and builder. Awaiting additional follow up from Homeowner and input from Board/Henderson.**

179 Pearl Bay (Clark) - New Residence - **Notifications regarding to site construction issues made by residence of Heron Bay have been communicated to home owner. Awaiting additional follow up from Homeowner and input from Board/Henderson.**

311 Whisper Lake Dr. (Lot 112, Phase 6 - Henry Munn) - New Residence - **Awaiting Landscape plan for ARC approval**
181 Heron Bay Dr. - Weber -Hartman Residence - Phase 1, Lot 5, New Home Residence - **Awaiting Landscape plan for ARC approval**

586 Pearl Bay Dr. - Shirley Residence - New Residence **Awaiting Landscape plan for ARC approval**

118 Heron Bay Dr. (Lot 2/Phase 2)- John Rosenbaum - New Residence **Awaiting Landscape plan for ARC approval**

Open Projects: Other than New Homes

137 Whisper Lake Drive (Hall) - Cosmetic Repairs Request
227 Whisper Lake Dr. - Hales Residence - Request for Dog Run
327 Badin View Dr. - Rainer & Kim Muth - Roof Replacement

Other Business:

1. **ARC/Board/Henderson - Smart ARC Training**
2. **Future updates to ARC Guidelines on new construction materials and styles**
 - a. Alternative Roofing Materials - Metal, Integrated Solar Collector Roof Tiles, etc.
 - b. Alternative Siding Materials - Premium Vinyl, Composite Siding, etc.
 - c. New Architectural Styles - Barndominium*, Modern Rustic, etc.
*Query from Badin Lake Real Estate'
 - d. Question: Should there be limits on number of homes using a specific exterior color?

Adjournment

Heron Bay CPC Minutes 11, January, 2022/

7:00PM / Club House Attendees Brian Kurzel, Chairman, Vicki Pleasant, Secretary, Charles Humphrey, Joe Pleasant, Vice Chairman, Brad Mclain Absent: Robin Link, Lisa Erdner, Gene Gotbaum, Janna Grant, Heather Walker

Minutes Brian proposed an adjustment to the proposed minutes from the November meeting. The minutes were amended to reflect discussion about the pricing for renting the clubhouse. The committee proposed a charge of \$50 plus whatever the cleaning fee is at the time. The November CPC minutes were approved with this addition by Joe and second by Charles with all in agreement.

Officers and Committee Assignments The current officers agreed to serve another year and the committee assignments remained the same.

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. Joe looked at the steps on Dock D to determine the number needing to be replaced. Approximately 70 are in need of replacement. This number can be reduced to match the number approved in the 2023 budget. Daniel will provide a quote on the repair based on the number that need to be replaced. Janna will communicate with Daniel on the need. Brian mentioned we should explore the cost difference between wooden steps a more permanent step. Joe indicated he would explore options.

Trails (Robin) - A tree was reported to have fallen across the trail and Robin was able to clear it.

Boat Storage (Gene) - Nothing to report.

Club House (Charles) - Filters are fine for now. Several chair casters need to be replaced. The committee will determine the number needed at the end of this meeting and Charles will order replacements. Cleaning of the clubhouse is OK. The committee discussed the fee currently charged for use of the Club house. CPC recommends that the Board consider charging a \$50 rental plus whatever the cleaning fee is at the time.

Gate House (Charles) - Door is being replaced and will be painted.

Gate (Brian) - No issues with the gate. Brian is exploring frequency of maintenance.

Piers (Janna) - Nothing to report.

Signs & Streetlights (Lisa) - Lisa is ordering replacement signs per the budget.

Ponds (Gene) - Nothing to report.

OLD BUSINESS 1. Committee discussed the need to add Boat Storage to the current lot. This request has been made to the Board and was not included in the 2023 budget. Need to get into 2024 budget.

3. Janna Grant and a decorator are developing a plan to replace much of the clubhouse furniture.

Adjournment Meeting was adjourned at 7:34 with a motion by Joe and seconded by Charles

Heron Bay Board of Directors Minutes

January 16, 2023

-Meeting called to order and determination of a quorum made at approximately 11:10am.

-Board Members for 2023 in attendance:

David Printy, Bonnie Gotbaum, Donna Cook, Kevin Thortsen

-Outgoing Board Members in attendance:

Greg Schreiner, Brad McClain

-Shawna Hughes, Property Manager from Henderson Association Management was also present.

-Motion made and seconded to approve December 2022 minutes. Motion carried unanimously.

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

Oral Communications

-One resident spoke to the board regarding a fine after being informed that fines are not typically discussed in open session.

-A resident expressed interest in the open HOA Board position.

New Business

The following decisions were made regarding officer positions:

David Printy, President

Donna Cook, Board Secretary

Bonnie Gotbaum, Vice President & Committee Liaison

Kevin Thortsen, Treasurer

Vacant, At-Large position

Motion was made and seconded to approve the 4 officer positions listed above. Motion carried unanimously.

Motion was made and seconded to decide upon the vacant board position at the February meeting. Motion carried unanimously.

Finance:

-Motion was made and seconded to add the November 2022 Treasurer's Report to the December 2022 minutes. Motion carried unanimously.

Deer Management Program Update: Greg Schreiner

-started January 2

-will close out out January 31

-it will be based on the date not total number on the permit (30)

-this is the 2nd year of a 3 year program

-next year no hunting is planned

-will monitor the health of the herd

Reports of Committees- Dave Printy

Current Committees:

-ARC (headed by: Tim McMullen)

-CPC (headed by: Brian Kurzel)

-Social (New Co-Chairs: Barb Lippert & Heather Walker)

Other Roles:

-Clubhouse Manager (Heather Walker)

-Website & Community Email (Carol Alley)

-Clubhouse rental fee has been posted as of January 23 to be \$95 and that will remain the posted fee.

Adjourn for Executive Session at 12:11PM.

Return to Regular Session at 12:53PM.

In conclusion, appreciation was communicated to the board members whose terms recently ended, Greg Schreiner (President) & Brad McLain (Treasurer).The January HOA Board Meeting was adjourned at approximately 1pm.

The next meeting date will be Monday, February 20 at 9am.

