

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

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

Attendees:

Tim McMullen
Ken Kennedy
Nicci Gafinowitz (via Phone)
Bonnie Gotbaum, HB Board Liaison

Approved - February 2023 Minutes

Welcome and Introductions:

Al Camp and his Builder Terry Smith - New Residence 509 Whisper Lake Dr.

Presentation/Construction Documents Review Request:

509 Whisper Lake Dr. - Al & Wilda Camp - **New Residence Review Completed and Approved.**
Next Steps - Landscape Architect Review Completion and subsequent Stake out Review TBD.

128 Summer Lake Dr. - Lot 15/Phase 2 - Construction Document Addendum: **Arc Members performed Stake out review for construction approval and revised original documents to allow Pine Tree removal at front of lot and alteration of driveway location to save a large hardwoods.**

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

Lot Clean-up:

No new requests

Construction Project Updates: New Homes

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

169 Kingfisher Court (Anthony) - New Residence - Follow up with Homeowner to address Common Property issues. - **Homeowner Notified, follow up in progress**

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. - **Homeowner Notified, follow up in progress**

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, March 2022/ 7:00PM / Club House

Attendees

Brian Kurzel, Chairman, Vicki Pleasant, Secretary,
Charles Humphrey, Joe Pleasant, Vice Chairman, Brad Mclain, Lisa Erdner, Janna Grant.
Absent: Gene Gotbaum, Bonnie Gotbaum, Board Liason, Robin Link, Heather Walker

Minutes

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

Committee Reports

Landscaping (Joe) - Daniel will cut the small trees in the common area on Whisper Lake Drive. Mowing the common area will begin next week. Mulch will be placed at entrance and clubhouse in the next three weeks.

Trails (Robin) - Brian indicated there are three options for repairing the damaged area near the lake. 1. Replace asphalt with concrete \$25,500, 2. Remove and re asphalt \$15,250, 3. Patch \$8,600. Board will review and discuss.

Boat Storage (Gene) - Nothing to report.

Club House (Charles) - Exterior painting to begin March 14. Water will be cut on in early April.

Gate House (Charles) - Painting to begin March 14. Door has been replaced. Exploring options for HVAC.

Gate (Brian) - Will work with Henderson to get contractor codes changed on an annual basis to improve security.

Piers (Janna) - Will inspect docks to determine if pressure washing will be needed this year. Brian has gotten a quote to replace the steps at Dock D with concrete. Quote was \$45,000. He is discussing with the Board.

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 April/May and committee members will schedule and do the install. Brian and Janna will coordinate getting quotes to pressure wash all light poles (70) and the docks.

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

OLD BUSINESS

1. Access to the clubhouse and use of the end slip of Dock C by the Sheriff's department staff has been approved by the Board.

NEW BUSINESS

Adjournment

Meeting was adjourned at 7:34 with a motion by Brad and seconded by Joe.

Heron Bay Board of Directors Minutes

Monday, March 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), Mark Zaremski (At-Large)

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

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

Oral Communications to the Board:

-Rose Hammer, President of the Dixie Shoes HOA, spoke to the board to share her vision of getting the neighborhoods in the area together for common projects such as Adopt a Highway.

Unfinished Business:

-Boat storage capacity and fees:

Discussion regarding boat storage took place. No decisions made.

-Credit card for committees:

Research will take place.

Reports:

Committee Reports- Bonnie Gotbaum provided reports from the committees.

Common Property Committee:

Step repair for Dock D is needed.

-Proposals were provided to the board by the CPC chairperson in February 2023. Additional information will be obtained for the board's consideration regarding the concrete option.

Pond Walkway:

-Motion made, seconded, and approved unanimously to follow CPC's option 2 request to completely remove and replace pond walkway with asphalt per the proposal presented at meeting in February 2023. This walkway currently has many cracks and broken asphalt.

Treasurer's Report-

-Kevin Thortsen will provide a brief synopsis, based on the more detailed report from Henderson at future meetings.

-A bill was recently received from Cube for prior years' fees for community docks. Cube had been mailing the Heron Bay bill to an outdated mailbox. This bill has been paid in full at the present time.

-Late fees and related processes were discussed with Shawna from Henderson.

New Business:

-A tentative date of May 8 was identified for a joint meeting of the HOA Board and members of committees. Bonnie Gotbaum will communicate with committee leadership to confirm this date and related details,

-Legal review of declarations to be discussed in Executive Session.

Adjourn for Executive Session at 10:20am.

Return to Regular Session at 11:32am.

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

The April HOA Board Meeting will take place on Monday, April 17 at 9am.