



Heron Bay Homeowners Association, Inc.
New London, North Carolina 28127
Website: www.heronbay.org

Architectural Review Committee (ARC)
May 2023 Minutes

Date: May, 2, 2023
6:00 PM – Heron Bay Clubhouse

Attendees:

Tim McMullen
Ken Kennedy
Nicci Gafinowitz
Bonnie Gotbaum, HB Board Liaison

All decisions identified within the minutes should be considered a committee unanimous vote unless otherwise noted.

Welcome:

Presentation/Construction Documents Review Request:

181 Kingfisher Ct., Lot 22, Phase 10 - David Beach – New Residence
Initial Plan Review and Documentation presentation Approved to next in process.

April Minutes - Approved

Pending Projects – Awaiting Submittal of Construction Documents Review Request.

118 Whisper Lake Dr. – Joanne Tamburro – Roof Replacement – **Approved/Completed**

Pending Projects – On Hold

Whisper Lake Dr. – Lot 8, Phase 10 – Steve Thompson: Question/Request for Front-entry Garage Design – **Continued Hold**

709 Whisper Lake Dr. - Lot 10/Phase 10 – Moser Residence – New Residence – **Continued Hold**

Lot Clean-up/Tree Removal Requests:

167 Pearl Bay Dr. – Brian Kurzel – Tree Removal Request – **Approved**

137 Whisper Lake Dr. - Karen Hall – **Tree Removal Request – Approved with Modifications**

265 Whisper Lake Dr. Thortsen Property – Whisper Lake Dr. - **Closed**

227 Whisper Lake Dr. – Hales Residence – Request for Dog Run: Appears that work has already been done. – **Open Compliance Issues – Assigned Follow up**

Construction Project Updates: New Homes

169 Kingfisher Court - (Anthony) – New Residence – **In Progress – Follow up on Shoreline Stabilization Project**

179 Pearl Bay (Clark) – New Residence – **Landscape Plan Review/Approval – Walkdown completed on 6/10/23 with recommended screening requirements.**

311 Whisper Lake Dr. (Lot 112, Phase 6 – Henry Munn) – New Residence – **In Progress**

181 Heron Bay Dr. - Weber Residence - Phase 1, Lot 5, New Home Residence – **In Progress**

586 Pearl Bay Dr. - Shirley Residence – New Residence – **In Progress**

118 Heron Bay Dr. (Lot 2/Phase 2)– John Rosenbaum – New Residence – Mud & Oil stains on Street – **Notified Owner of required cleaning mud removal. In Progress**

128 Summer Lake Dr. – Lot 15/Phase 2 - New Residence - Theresa Rann – **In Progress**

Open Projects: Other than New Homes

New Business:

1. GoTo Meeting with HOA Board Chair

a. Documenting ARC Actions

b. Project Volunteers (Non-ARC Members) – **In Progress**

c. Cc Board Chair and Liaison on all actions

d. ARC members physically present for review/progress monitoring of projects

Old Business:

1. Updates to ARC Guidelines (Working Draft by Nicci, under review for discussion at future meeting)

2. ARC Guideline (Blue Book) Ongoing Discussion

· Enforceability

· Refundable Deposits and Fees

· Fines Administration and Amounts

Adjournment

Heron Bay CPC Minutes

8, May 2023/ 7:35 PM / Club House

Attendees

Brian Kurzel-Chairman, Vicki Pleasant-Secretary,

Charles Humphrey, Joe Pleasant-Vice Chairman, Lisa Erdner,

Gene Gotbaum, Bonnie Gotbaum-Board Liason, Heather Walker, Brad Mclai

Absent: Robin Link, Janna Grant

Minutes

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

Committee Reports

Landscaping (Joe) - Joe sprayed the trails to eliminate moss for the second time. This should eliminate most of the moss growth.

Trails (Robin) - Brian reported that the repair work being done on the trails should be completed by the end of this week.

Boat Storage (Gene) - No issues reported.

Club House (Charles) - Waterline leak repaired. Bathroom stall door reattached following a rental. Heather reported that she contributed a new Keurig and several new serving pieces for the kitchen. She also indicated an estimated budget was being formulated for replacement of dated furniture. Brian said this will be needed for the budget submission to the board in September.

Gate House (Charles) - Painting completed. Exploring options for HVAC.

Gate (Brian) - Nothing to report.

Piers (Janna) - Nothing to report.

Signs & Streetlights (Lisa) - New signs are in but the hardware did not come. Will schedule workday for the committee to install the signs as soon as the hardware is received.

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

OLD BUSINESS

1. Pressure washing the Docks (AB and C) and the light poles is scheduled for May 20.

NEW BUSINESS

Adjournment

Meeting was adjourned at 8:18 with a motion by Joe and seconded by Lisa.

Heron Bay Board of Directors Minutes

Monday, May 15, 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)

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

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

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

Oral Communications to the Board:

None

Unfinished Business:

Bank Account for Committees-

Discussion took place regarding process of setting up HOA account at First Citizens Albemarle and obtaining debit card with preset spending limits for committees.

Reports:

Committee Reports-

-Bonnie Gotbaum (Vice President) provided reports from the committees.

-Motion made, seconded and unanimously approved to increase the refundable construction fee for new construction to \$2,000.

-ARC new construction application page will be updated to correspond to reflect this fee.

Treasurer's Report-

-Kevin Thortsen (Treasurer) provided report that the HOA banking position remains strong.

New Business:

ARC Volunteers--Motion made, seconded, and unanimously approved to solicit residents to support the work of the ARC.

Review of Policies-

-Motion made, seconded, and unanimously approved to share pertinent declarations and resolutions with the residents of the neighborhood.

Adjourn for Executive Session at approximately 10:10am.

Return to Regular Session at 10:51am.

The May HOA Board Meeting was adjourned at approximately 10:54 am.

The June HOA Board Meeting will take place on Monday, June 19 at 9am.