



Heron Bay Homeowners Association, Inc.  
New London, North Carolina 28127  
Website: [www.heronbay.org](http://www.heronbay.org)

Architectural Review Committee (ARC)  
October 2023 Minutes

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

**Attendees:**

Tim McMullen  
Ken Kennedy  
Nicci Gafinowitz  
Bonnie Gotbaum - Board Member  
Tracie Johnson - ARC Volunteer  
Davie Grein - ARC Volunteer - Not Present

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

**Business Session:**

Approved - September Minutes

**New Construction Review Requests:**

Gene and Bonnie Gotbaum - Channel Court; *Building plans were approved and Stake out review completed.*

**Unapproved Construction/Site Activity**

443 Pearl Bay Dr. - Lot 32 (Confirm if any notification was received.) *NOV escalation has been initiated by ARC.*

**New and Requests:**

**Heather Walker - 553 Pearl Bay Dr.** - Request to paint front door Red - Approved 9/10/23

**Daniel & Taylor Harrington - 637 Whisper Lake Dr.** - Request to Paint Exterior Siding - Approved 9/21/23 - Sherwin-Williams - Oak Moss HGSW6180

**Andrew Rouzer - 157 Kingfisher Ct.** - Shoreline Stabilization - Request Access Approval of Access Path from street to lake - Approved 9/22/2023

**Ken Kennedy - 155 Pearl Bay Dr.** - Request to Install Stepping Stones, Replace Roof with like-for like Shingles, Remove/Replace overgrown Shrubs - *Approved 10/3/2023*

**Brad McClain - 602 Pearl Bay Dr.** - Response to Violation Notice - Fence Construction *ARC to address at November Meeting.*

**John Rosenbaum - 118 Heron Bay Dr.** - Change in Exterior Finish - *ARC Denied Request 10/3/2023.*

**Charles Lee - 146 Chersonese Ct.** - Request to remove trees around Driveway dripping sap and remove a tree leaning close to house. *ARC to follow up with Homeowner*

## Pending Construction Document Review Requests - On Hold or awaiting Construction Documents Approval or Stakeout Approval

Jacqueline Harrell - 493 Whisper Lake Dr. - New Residence *Homeowner update Scheduled for Nov 2023 Meeting.*

Mark LeClair - Lot 53/ Phase 4 - 179 Mallard Dr. - New Residence - **Site Plan Review-**  
*submitted for Engineering Review*

### Lot Clean-up/Tree Removal Requests:

179 Mallard Dr. (Lot 53/Phase4) - Mark & Vanessa LeClear - Lot Clean-up Request - *Will be reviewed post Engineering evaluation.*

### Construction Project Updates: New Homes

169 Kingfisher Court (Anthony) - New Residence - *Awaiting Landscape Plan/Review*

311 Whisper Lake Dr. (Lot 112, Phase 6 - Henry Munn) - New Residence *Awaiting Landscape Plan/Review*

181 Heron Bay Dr. - Weber -Hartman Residence - Phase 1, Lot 5, New Home Residence -  
*Awaiting Revised Landscape Plan/Review*

586 Pearl Bay Dr. - Shirley Residence - New Residence *Awaiting Landscape Plan Final Review*

118 Heron Bay Dr. (Lot 2/Phase 2)- John Rosenbaum - New Residence *Awaiting Final determination of Change Requests*

128 Summer Lake Dr. - Lot 15/Phase 2 - New Residence - Theresa Rann *Awaiting Landscape Plan/Review*

509 Whisper Lake Dr. - Lot 1/Phase 10 - Al & Wilma Camp *Awaiting Landscape Plan/Review*

685 Whisper Lake Dr. -Lot 8/Phase 10 - Steve Thompson - New Residence - Site Plan

Approved by Neil Arrington

181 Kingfisher Ct., Lot 22, Phase 10 - David Beach - New Residence

### Open Projects: Other than New Homes

118 Whisper Lake Dr. - Joanne Tamburro - Extend Existing Patio/Pavers and add a Gazebo -  
Awaiting notice of completion. *Completed Review - Approved.*

129 Pearl Bay Dr. - Janna Grant -Additional Garage (Emailed Acknowledgment)

301 Whisper Lake Dr. - Martin & Tami Burkhart - Exterior Painting - *Approved 10/3/2023*

227 Whisper Lake Dr. - Hales Residence - Request for Dog Run: Complete Pending final  
planting. **Issue - Owner submitted email confirming plans to plant shrubs along fence in fall.**

311 Whisper Lake Dr. (Lot 112, Phase 6 - Henry Munn) - Retaining Wall for future Swimming  
Pool - **Requested Landscaping Plan**

169 Kingfisher Court (Lot 21/Phase 10 - Anthony) - Landscaping Plan

190 Badin View Dr. (Lot 171 - Phase 7 - Tim McMullen) - Pergola/Retaining Wall/Pavers

### Old Business:

1. Updates to ARC Guidelines (Submitted the Heron Bay Board by Nicci). **Awaiting Comments**

### Adjournment

## **Heron Bay CPC Minutes**

**11, October 2023 / 7:00 PM / Club House**

### **Attendees**

Brian Kurzel-Chairman, Vicki Pleasant-Secretary,

Gene Gotbaum, Lisa Erdner, Joe Pleasant-Vice Chairman,

Bonnie Gotbaum-Board Liason.

Absent: Robin Link, Janna Grant, Charles Humphrey, Brad McLain, Heather Walker

### **Minutes**

The September 2023 CPC minutes were reviewed and several changes suggested. Changes were made to the minutes and the revised minutes were approved with a motion by Gene and seconded by Lisa with all in agreement.

### **Committee Reports**

Landscaping (Joe) - Routine services ongoing and aeration, seeding and fertilization was completed last week. Small trees leaning into the common properties areas were removed by Daniel. Joe indicated that there are additional areas in the common space that need to be cleared and he will meet with Daniel and get these areas addressed. He is also planning to trim all trees at the gate in the next few weeks.

Trails (Robin) - Bonnie and Gene walked the trail and cleared a tree that was blocking the trail. Leaves have been cleared but will need to be done routinely during this time of the year. Gene and Bonnie indicated that there are a couple of soft boards on the bridge close to the boat storage. Gene and Ken Erdner agreed to replace the soft boards.

Boat Storage (Gene) - Board continues to explore options for expansion. Gene is planning to replace the space markers in the boat storage area. Gene indicated that there are actually 61 spots inside the gate.

Club House (Charles) - Need to order new filters.

Gate House (Charles) - Nothing to report.

Gate (Brian) - Brian indicated one of the gate sensors was hit by a vehicle and he worked with the maintenance company to replace the sensor and obtain replacement parts. It is currently back in operation.

Piers (Janna) - No report. Board has directed us to look for a cheaper option than the concrete proposal for replacement of Dock D walkway. Brian is exploring replacement with railroad ties. Another option mentioned by Gene is to build box steps and fill with gravel or another composite. Options will be explored.

Signs & Streetlights (Lisa) - Lisa will clean a couple of the signs close to the clubhouse and if that does not provide the results desired will consider new signs. Lisa indicated that several streetlight posts need to be painted. She will explore options for getting this completed.

Ponds (Gene) - Pond is good. Gene will disconnect the water at the first sign of frost.

#### **OLD BUSINESS**

1. Street at entrance will be seal coated on October 12, 2023.

#### **NEW BUSINESS**

#### **Adjournment**

Meeting was adjourned with a motion by Gene and seconded by Joe.

## **Heron Bay Board of Directors Minutes**

### **Monday, October 16, 2023**

-Meeting called to order and determination of a quorum made at approximately 9:02 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 September minutes. Motion carried unanimously.

**Oral Communications to Board:** None

#### **Unfinished Business:**

1A Lot Transfer:

-Lawyers prepared to move forward on the transfer/exchange of Lot 1A.

Dock D steps -

-Estimate for the Dock D steps project is coming in under budget.

-The repair/replacement plan is a combination of a type of concrete and cross ties.

Foreclosed Lot on Deep Water Court

-Motion made, seconded and unanimously approved to move ahead with the auction of foreclosed property on Deep Water Court with a minimum starting bid of \$5,000.

**Reports:**

Report from Committees:

-Bonnie Gotbaum provided an update from committees including CPC & ARC.

Treasurer's Report:

-Kevin Thortsen provided an overview of accounts.

-All paperwork is complete to move a portion of reserve funds to a money market account with a higher interest rate.

-Updates provided on research related to expansion of boat storage. Bids to be obtained and provided to CPC.

-HOA dues will remain the same for residents in 2024.

**New Business:**

-2023 Annual Meeting date/time set for Monday, November 20 at 7pm

-ARC Bluebook edits underway with goal of November 2023 completion.

Executive Session began at appx. 9:40am.

Return to Regular Session at appx. 10:00 am.

The October HOA Board Meeting was adjourned at approximately 10:00am.

The next meeting of the Heron Bay HOA Board will be Monday, November 20, 2023.