

HERON BAY HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

November 18, 2024

Call to order conducted by Bonnie Gotbaum, Board President at 7:08pm

Motion made and seconded to approve the meeting agenda. Motion carried with one dissenting vote.

Motion was made and seconded to approved 2023 annual meeting minutes. Motion carried unanimously.

Board members were introduced by Bonnie Gotbaum. Board members in attendance were Bonnie Gotbaum (President), Mark Zaremski (Vice President), Kevin Thortsen (Treasurer), Donna Cook (Secretary), Amy Zaremski (At large).

Shawna Hughes, RealManage Association Management Representative for Heron Bay, was introduced.

Bonnie Gotbaum, Board President, provided an overview of the work of the board and committees.

Nominations for the two open Board positions for three-year term beginning 2025 were opened to the floor.

Background information about nominees was provided.

Property owners voted by ballot for the two open board positions. Votes counted by Shawna Hughes.

The Financial Report, 2025 budget, and Roads Special Assessment proposal were presented by Kevin Thortsen, Treasurer. Roads Special Assessment proposal entailed \$500 per year for 4 years to move paving timeline up from date suggested in Reserve Study. All questions were answered.

Motion made, seconded and approved to have future capital projects communicated to residents as part of annual budget process.

Property owners voted for ratification of the budget by a show of hands.

Property owners voted by ballot for the Roads Special Assessment. Votes were counted by Shawna Hughes.

Brad McLain presented the report from the Architectural Review Committee (ARC).

Brian Kurzel presented updates from the Common Property Committee (CPC).

Amy Zaremski provided an overview and handout related to neighborhood communication tools.

Barb Lippert from the Social Committee presented a summary of events in 2024, upcoming plans, and a request for Social Committee volunteers.

Nominees voted onto the Board were Al Camp and Melanie Munn.

Road Special Assessment voting results were shared. 33 yes votes; 7 no votes- Special Assessment to proceed as a result of majority vote.

The annual meeting adjourned at approximately 8:45pm.