



Architectural Review Committee (ARC)

Meeting Minutes

Date: January 6, 2026

6:00 PM – Heron Bay Clubhouse

Attendees:

Henry Munn

Taylor Harrington (absent)

Lisa Thortsen

Brad McLain

Al Camp – HOA Board Liaison

Minutes:

Assign Minutes Taker. (Brad)

Presentation:

Business Session:

Approve – Previous Meeting Minutes

Approved (motion: Henry, second: Lisa)

New Business:

Roles for 2026. Henry will be the ARC Chair for 2026

ARC Guidelines DRAFT edits. Al to follow up with Board

New Construction Site Material Theft - Draft approved by ARC. Letter to be sent to Board. Al will follow up

Old Business:

Construction Project Status - New Homes

- Beach - 181 Kingfisher
 - Landscaping - Email received on 12/3/25, Tom's Creek is putting plan together.
 - Landscaping - Owner agreed to provide Final Landscaping Plan by 1/15/25.
- Caldwell - 219 Whisper Lake
 - Design Change Form completed on 8/21/25.
 - Construction is In-Progress.
- Cunningham - 354 Badin View
 - Stakeout was conducted and APPROVED on 8/25/25.
 - Construction is In-Progress
- Duffell - 199 Heron Bay
 - Stakeout was conducted and APPROVED on 12/13/25.
 - Construction is In-Progress
- Freeman 379 Whisper Lake
 - Stakeout was conducted and APPROVED on 5/30/25
 - Construction is In-Progress.
 - ARC requested Owner to place Dumpster on site.
- Heston / Menard - 121 Kingfisher
 - Construction is In-Progress.
 - Landscaping Plan APPROVED on 12/9/25.
- Intorre - 224 Badin Lake
 - Landscaping Plan was APPROVED on 11/7/25
 - Construction is In-Progress.
- Khan - 235 Badin View
 - Landscaping Plan received on 11/26/25.
 - ARC met Owner at site on 12/3/25 and requested edits to Plan.
- Klyn - 205 Kingfisher
 - Stakeout was conducted and APPROVED on 11/13/24
 - Construction is In-Progress.

- LeClair - 179 Mallard
 - Construction is In-Progress.
 - Landscaping Plan APPROVED on 12/28/25.
- Moss - 121 Badin View
 - Design Change approved 11/13/25 for U-Shaped Driveway
 - Construction is In-Progress.
 - Owner report theft of material and unauthorized use of their dumpster (Dec2025).
- Nance - 200 Heron Bay
 - Stakeout was conducted and APPROVED on 8/25/25.
 - Construction is In-Progress
- Pegram - 141 Bayview
 - Stakeout was conducted on 1/5/26.
 - Email to be sent stating Approval is contingent on acceptance of Clearing Limits and Silt fence locations suggested by ARC.
- Wall - 610 Pearl Bay
 - ARC granted a 25ft Front Variance for Initial house design.
 - New House Design now requires new variance evaluation.

Projects: Other than New Homes - (Short Form Submittal)

- Camp - 509 Whisper Lake - **3 Short Forms (Tree Removal, Drainage, Trees)**
 - ARC approved the projects on 10/12/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Clark 179 Pearl Bay - **Flag Pole & Shrubbery**
 - Project completed on 12/14/25.
 - Final inspection Approved and project Closed & Complete
- Cooke - 121 Waterview Ct. - **Shore Stabilization, Tree Removal, Irrigation**
 - Project completed on 12/14/25.
 - Final inspection Approved and project Closed & Complete
- Harrington - 637 Whisper Lake - **Landscaping**

- ARC approved Submittal on 3/24/24 and verified still active on 12/31/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Lee - 146 Chersonese - **Grading & Retaining Wall**
 - ARC approved on 4/23/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Marino - 335 Whisper Lake - **Landscaping and Shoreline Stabilization**
 - ARC approved on 9/3/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Patton - 116 Summer Lake - **Pool & Landscaping**
 - ARC approved on 4/23/25 and verified still active on 12/30/25.
 - Added single replacement with Like Singles.
 - Once project is completed, ARC can conduct the Final Inspection
- Thompson - 685 Whisper Lake - **Path to Dock**
 - ARC approved on 6/10/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Toney - 215 Heron Bay - **Enclose Patio**
 - ARC approved on 11/1/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Wilson - 193 Kingfisher - **Landscaping / Water Flow Control**
 - ARC approved Submittal on 8/17/24 with inquiry made on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection

Adjourn