

Heron Bay CPC Minutes

11, February 2026 / 7:00 PM / Club House

Attendees

David Ruby- Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Charles Humphrey, Sheldon Moss, Michelle Ruby-Board Liaison, Kevin Thortsen, Dean Marney, Danny Floyd

Absent: Janna Grant,

Minutes

The January 2026 CPC minutes were reviewed and Charles moved to approve and Joe provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Daniel was asked to provide a price quote on cutting the three trees at the gate exit location that appear to be dead. No quote received. After discussion it was decided to wait until spring and make certain the trees are dead before cutting them down.

The rocks along the path to Dock A have washed away in many areas due to the landscape of the path. This will continue to occur unless we modify the drainage along the path. There will be a need for additional rocks every 3 to 4 years without a modification. Daniel provided a quote of \$2,000 to replace the washed rocks on Dock A. The committee discussed getting a team of resident volunteers to meet and spread the rocks as a cost savings. Joe will get a cost for the rocks and we can determine how to spread at the next meeting.

Trails (Dean) - The repaving of sections of the trail is underway and will continue over the next week plus. It was reported that the bridge close to the pond has several rotten boards that need to be replaced. Dean indicated he would bring pictures reflecting the condition of the bridge to the next meeting.

Boat Storage (Kevin) - New railroad ties are being installed. 30 have been replaced thus far and the remainder by the end of this week. Kevin is in the process of collecting contact information for all boat storage renters.

Club House (Charles) - All is good. David replaced the Air Handling filters. David will contact Deeck to determine if we have an annual maintenance agreement and if filters are included in the service.

Gate House (David) - Gate House is dirty due in part to bags of salt for use on the roads being stored.

Gate (David) - Support post for both gates have been straightened and stabilized with additional concrete support. The Entrance gate was raised 6 inches and all hinges have been replaced. David indicated that the cost was more than quoted and he is following up with the vendor.

Boat Docks (Janna) - No report. With water down there are a lot of logs and debris at each dock.

Signs & Streetlights (Sheldon) A streetlight on Pearl Bay Drive was hit by a vehicle and is upended and leaning. Sheldon has contacted Energy United and will schedule the repair. Not sure on the cost for repair and if the HOA has insurance that might provide coverage. Sheldon will explore all options.

Sheldon is working on acquiring a new sign for the debris drop off area that reflects the maximum size and composition of allowed debris as well as limiting the use to owners.

Ponds () -

OLD BUSINESS. 1. Guardrails are scheduled to be replaced in the next two weeks. The guardrails will be weathered steel.

NEW BUSINESS. Charles indicated that he attended a meeting in which an individual from the Montgomery County Historical Society spoke on the 250 years of history in the area. Charles thought it might be of interest to Heron Bay and possibly Old North State residents. He will provide the contact information to Michelle.

Adjournment

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