

Heron Bay CPC Minutes

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

Attendees

David Ruby- Chairman, Joe Pleasant-Vice Chairman, Charles Humphrey, Sheldon Moss, Kevin Thortsen, Melanie Munn- Board Liaison

Absent: Janna Grant, Vicki Pleasant, Dean Marney

Minutes

The February 2026 CPC minutes were reviewed and Charles noted one change that needed to be made and with that change David moved to approve and Charles provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Matthew's Greenhouse Nursery trimmed the shrubs at the clubhouse. Daniel provided a quote of \$3,500 to put down mulch at the clubhouse, parking lot and entrance gate. The committee discussed and agreed to ask Daniel to do the mulch at the gatehouse and clubhouse areas only. The parking lot will be done every other year. Joe will get an updated quote.

Joe and David will explore options for cutting the dead trees at the exit gate.

Trails (Dean) - The repaving of sections of the trail should be complete. No other report.

Boat Storage (Kevin) - New railroad ties have been installed along with the space numbers. Kevin is in the process of collecting contact information for all boat storage renters.

Kevin indicated the trash needs to be compacted into a smaller area. He will ask Melanie's husband to utilize his tractor to push the trash into a smaller area.

Club House (Charles) - The lights and fan in the front area of the clubhouse do not come on. The fuse trips when the light switch is placed on. David will have Brian Kurznel take a look at the problem.

David is continuing to try to find a replacement for the entrance lock system for the clubhouse. The current system requires an outdated computer system for updates and is not feasible for the future.

Gate House (David) - All good.

Gate (David) - Several residents had difficulties in getting the gate to operate. Brad and David investigated and determined the problem and installed a temporary fix. David will determine how to make an adjustment to the gate that will serve to fix the problem.

Boat Docks (Janna) - No report.

Signs & Streetlights (Sheldon) The streetlight on Pearl Bay Drive was hit by a vehicle has been repaired by the Energy United. It is under maintenance so there was no cost for the repair. Sheldon has developed a complete listing of all street and clubhouse lights in the development. The total number of lights is 77.

Sheldon and David are working with a vendor to develop a sign for the shrub and tree branch waste area that provides guidance on the maximum size and composition of debris that goes into the area.

Ponds () - It is time to turn on the water fountain.

HOA Board comments and update. (Melanie). Nothing to report.

OLD BUSINESS. Guardrails where replaced.

NEW BUSINESS.

Adjournment

Meeting was adjourned with a motion by Charles and seconded by Sheldon.