

Heron Bay CPC Minutes

8, April 2026 / 7:00 PM / Club House

Attendees

David Ruby- Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Charles Humphrey, Sheldon Moss, Janna Grant, Dean Marney, Barb Lippert- Board Liaison

Absent: Kevin Thortsen

Minutes

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

Committee Reports

Landscaping (Joe) - Routine maintenance performed. Daniel put down mulch at the clubhouse and entrance gate. The parking lot will be done every other year.

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

Trails (Dean) - The repaving of sections of the trail is underway. John Marsh is doing the work. It is taking longer than expected. David will contact John to determine the plan for completing this project. Dean and others will blow the leaves off the trail this weekend. No other report.

Boat Storage (Kevin) - Weeds need to be sprayed. Joe will contact Daniel.

Club House (Charles) - The lights and fan in the front area of the clubhouse were repaired by Brian Kurzel.

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 The current system requires an outdated computer system for updates and is not feasible for the future.

Deeck Mechanical has been put under contract to provide preventive maintenance on the Heating and A/C system.

Gate House (David) - All good.

Gate (David) - Working fine following recent repairs.

Boat Docks (Janna) - Dock will need pressure washing following the pollen season. Janna will get several quotes.

Signs & Streetlights (Sheldon). 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. A sign for the pickleball area is being developed.

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

HOA Board comments and update. (Barb). A net for the pickleball court has been purchased and will need to be stored at the clubhouse and procedures developed for storage and check out.

Budget estimates for 2027 will need to be developed and submitted to the board by June. CPC members should bring budget needs and requests to the May meeting.

OLD BUSINESS.

NEW BUSINESS.

Adjournment

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