



Architectural Review Committee (ARC)

Meeting Minutes

Date: June 2nd, 2026

6:00 PM - Heron Bay Clubhouse

Attendees:

Taylor, Lisa, Barb, Henry

Minutes:

Assign Minutes Taker.

Henry

Presentation:

Business Session:

No May Minutes

New Business:

Plan review for Kelley 175 Lakewood and 131 Stormy Ct:

Plan submissions were approved pending color samples from Owner. Owner submitted samples next day. Approval pending.

Discussion for minimum size requirements for CCR re-write committee:

The 1,600 sf minimum requirement for interior lots was discussed recommending to the CCR re-write committee to be raised to 1,800 sf. There are no 1,600 sf houses built or proposed for the interior lots. The 1,800 sf minimum would allow more options for diversity and eliminate any discrepancy with value.

Discussion was held concerning the number of non-custom houses being built. How can the ARC limit what are "plan book" builds vs a custom home designed by the owner and their architect/draftsman.

There are and have been several lots owned by builders and residents that have built homes for re-sale. Some have been custom designed and some from a plan book or plans they have used before.

Market trends also guide these decisions as the "Modern Farm House" look is now prevalent in our community. Feedback from residents want this trend reversed to a more custom home build.

The CCR's give the ARC complete control of what is being built with guidelines on materials and exterior finishes. The challenge is how to tell a builder or lot owner what is NOW acceptable with so many prior builds that fit their needs and budgets.

Can the ARC control the builders lot owners choose to eliminate the quality issues and eliminate the “Tract Home” trend we are seeing today? Schumacher was mentioned as one of these builders, and they advertise as a custom home builder when they just offer homes from their plan resources. We will discuss these issues with the CCR re-write committee

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.
 - Landscape plan is still pending.
- Caldwell - 219 Whisper Lake
 - Design Change Form completed on 8/21/25.
 - Construction is In-Progress.
 - Landscape plan submitted and approved
- Cunningham - 354 Badin View
 - Stakeout was conducted and APPROVED on 8/25/25.
 - Construction is In-Progress
 - Pending Landscape plan submittal
- 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.
 - No response for Dumpster installation
 - Dumpster delivered. Clean-up in progress.
 - No site activity since notice sent 3-16-26
 - 10 day notice to correct and provide updated schedule sent 4-27-26. No response to date.

- Construction has resumed. Pending requested completion schedule.
- Heston / Menard - 121 Kingfisher
 - Construction is complete. Landscape is almost complete.
 - Landscaping Plan APPROVED on 12/9/25.
- Intorre - 224 Badin Lake
 - Landscaping Plan was APPROVED on 11/7/25
 - Construction is In-Progress.
 - New construction Compliance Review approved 3-24-26. Deposit refund requested.
- Khan - 235 Badin View
 - New construction Compliance Review approved 5-14-26. Deposit refund requested.
 - 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).
 - Landscape plan submitted 2-27-26
 - Landscape plan approved
- Nance - 200 Heron Bay
 - Stakeout was conducted and APPROVED on 8/25/25.
 - Construction is In-Progress
 - Landscape Plan Submitted 2-27-26
 - Landscape plan approved

- Pegram - 141 Bayview
 - Construction in progress
 - 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.
 - Approval email sent.
- Wall - 610 Pearl Bay
 - ARC granted a 25ft Front Variance for Initial house design.
 - New House Design now requires new variance evaluation.
 - Short form to remove damaged trees submitted and approved.

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

- 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.
 - Phase 2 of landscaping almost complete.
- 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

Adjourn.