

Heron Bay Board of Directors Minutes
Monday, July 20, 2026

- Meeting called to order and determination of Quorum at 9:03am
- Board Members present: Melanie Munn-President, Al Camp-Vice President, Barb Lippert-Treasurer, Michelle Ruby-Secretary, Amy Zaremski-At Large and Website Manager
- Also in Attendance: Ashley Miller (Real Manage Homeowners' Association Representative), David Ruby, and Henry Munn
- Phone Call-in: None
- Motion made and seconded to approve agenda. Motion carried unanimously.
- Motion made and seconded to approve the June 15, 2026 meeting minutes by email. Motion carried unanimously.

Oral Communications to Board:

None

Unfinished Business:

Review Action Items -

i. Incomplete Action Items -

1. **2027 Budget** - Barb would like quotes.
 - a. postage, Bill attorney fees big ticket items for 2027 budget (CCR Collections, & other)
 - b. Amy wants to consider costs for renewals and updating the website and infrastructure. Amy proposes we have an approx. \$8,000 budget for website upgrade. Current Network Solutions host for website. Domain name charge, website hosting, storage for files behind the website, 3-4 email accounts there.
 - c. Look ahead at the Reserve study...in the coming year we will need to identify items in need of replacement.
 - d. Follow-up with CCR about proposed budgets.
2. **Camera Monitoring** - Al will coordinate with David to evaluate installing cameras as a long-term solution for monitoring the boat storage area and debris pile.
3. **Property Spreadsheet** - Michelle and Amy will begin developing and verifying a comprehensive spreadsheet of all property/lot owners for Association records. Ashley will send her spreadsheet data.
4. **Dock A Management Documents** - Michelle will continue to research documentation to clarify management responsibility for Dock A, establish a clear paper trail, and research historical documentation since Dock A was originally managed by Dock A owners rather than the HOA.
5. **HOA Boat Slips** -
 - a. Amy - Dock slip numbering and signage - existing numbering at Dock A to be clarified and signage purchased if needed.
 - b. Michelle - Working with Ashley at Real Manage to update the spreadsheet of ownership and contact information for all boat slips at community docks.

ii. Completed Action Items -

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1. ✓ Our website reflects the new updated ARC guidelines (2/16/26 version)
2. ✓ Michelle posted a Facebook Reminder for the July HOA Assessment due July 1st.

New Business:

a. **Low Lake Levels and Info from Meeting at Scallywags** - The Board discussed current low lake levels and information presented at a recent meeting at Scallywags. It was reported that Cube was acquired by Eagle Creek in October 2025 and that Apollo subsequently acquired Eagle Creek. The existing agreement is reported to have approximately 30 years remaining, and actions available to the Association are limited by the terms of that agreement. Karen from Cube confirmed by email that the Association's shared docks cannot be extended because they are already at their permitted maximum length. The Board discussed information shared by Greg Savoie on the *Advocating for Badin Lake* Facebook page regarding potential options if lake levels fall below four feet and the possibility of adjustments to the 2028 lake management strategy. Board members encouraged residents to remain informed, organized, and engaged by communicating with legislators and supporting efforts to address lake-level concerns. Residents were also encouraged to follow the *Advocating for Badin Lake* Facebook page for updates.

b. **Budget** - The Board reviewed the current budget and discussed several items requiring clarification or adjustment. Denton Propane charges for the clubhouse fireplace were reviewed and determined to be appropriate. Several expenses will be reclassified for more accurate reporting. Common Area Maintenance expenses currently appear higher than budgeted; however, the amount includes capital projects and will be adjusted accordingly. Gate repair expenses were identified as a concern, as approximately half of the annual budget has already been spent. Legal expenses are also approaching the annual budget amount. The Board discussed ARC-related expenses and noted that ARC application revenue is not currently reflected as a separate budget line item. The Miscellaneous Administration category was also reviewed, with the Board requesting clarification regarding the approximately \$3,287 expense, which is related to variable billing. Barb will review this item with Ashley. CPC expenses were reviewed and the budget adjusted to reflect approximately 8% inflationary increases. A separate budget line for CCR-related expenses will be added. The Board also discussed allocating approximately \$8,000 for website development and obtaining additional information regarding the anticipated costs. The Board reviewed the Roads Special Assessment, which consists of two phases with a combined estimated cost of approximately \$1 million. The Board discussed the importance of continuing routine road maintenance, including crack sealing, pothole repairs, and other preventative maintenance. The possibility of adding a member with road-related experience to the CPC was also discussed. The Board decided to transfer funds to the Road Reserve Fund and opening an additional certificate of deposit (CD). A potential transition of banking accounts to First Bank was discussed for approximately September. As of the meeting, 219 homeowners had paid their assessments, while 61 homeowners remained unpaid.

c. **Temporary Boat Slips** - The Board discussed the use of temporary HOA boat slips and the need to clarify what constitutes "temporary" use. The Board also discussed whether homeowners may return to their previously assigned spaces. The two HOA day-use spaces located at Dock C were discussed, with the Board noting the need to reclaim these spaces for their intended day-use purpose. It was decided for Michelle to notify all users to return to normal boatslip use.

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Reports:

Architectural Review Committee (ARC) Report - Henry Munn, ARC Chair, provided an update on current and recently completed architectural projects. Projects for Caldwell, Kahn, LeClear, Nance, and Heston/Manard have been finalized. The Kelly project was approved for two properties following the purchase of the Erdner residence by the owners' parents. Additional projects involving Rosenbaum, Rouzer, Kingfisher, Cunningham, Freeman, Kline, Beach, and Wall remain in various stages of review or construction. The Board discussed the Freeman property and its projected October 1 Certificate of Occupancy, noting that the project was originally expected to be completed in May 2026. The ARC will continue to work with the homeowner while maintaining appropriate documentation regarding the project. The matter will be revisited by August 15, when the homeowner is expected to provide an updated framing completion date.

Common Property Committee (CPC) Report - David Ruby, CPC Chair, provided an update on clubhouse, dock, and common property maintenance. The clubhouse front door crash bar is being evaluated for repair; replacement of the entire crash bar may be necessary. Estimates will also be obtained for repair or replacement of the clubhouse rear doors. David will contact a company near the Stanly County Airport to obtain estimates. David and Barb will meet to review 2027 and future reserve projects and priorities. The tree located on B Dock has been removed. Two existing trash cans at the clubhouse and near C Dock will be replaced with new red trash cans. The Board also discussed two large barges currently located near C Dock, including one attached to the dock and one moored nearby. The owner will be identified and the expected duration of their stay will be determined. The Board noted that the gate motors may need to be replaced in 2028. The estimated cost is approximately \$15,000–\$17,000 per motor, with two motors required.

Social Committee Report - Michelle Ruby provided an update on upcoming community activities. The Social Committee is currently assessing interest in holding a community scavenger hunt in August. Residents were reminded to mark their calendars for September 26 for Good Neighbor Day, which will include a 5K walk/run on the newly paved walking trails followed by a chili cook-off gathering at the clubhouse.

Covenants, Conditions, and Restrictions (CCR) Revision Committee - Al Camp provided an update on the CCR revision process. The committee is currently reviewing more complex and potentially controversial provisions, including regulations concerning storage on individual properties and the overall appearance and character of the community. The committee discussed whether the term "boat storage" should be broadened to "storage" to provide greater flexibility and clarity. Additional discussion focused on sheds, pool houses, equipment rooms, carports, and other accessory structures, including the need to clearly distinguish between structures permitted by the CCRs and those subject to ARC approval. The committee also discussed whether the CCRs or ARC Guidelines should provide greater specificity regarding architectural requirements, minimum square footage, and enforcement authority. The possibility of increasing the frequency of ARC inspections was discussed as a means of identifying potential compliance issues earlier in the construction process. The committee is targeting September for presentation of a draft for Board review. Al also discussed the possibility of developing a CCR Frequently Asked Questions (FAQ) page with Amy to improve communication with residents. The committee discussed using multiple communication methods, including email, text messaging, Facebook, and traditional mail, and providing residents with the option to opt in or opt out of certain communication methods.

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Treasurer Report - Barb Lippert provided an overview of the Association's Debit Card, Reserve, Operating, and Money Market account balances. The Board discussed planning for 2027 capital projects and continuing to use the current Reserve Study as a guide for future expenditures. Barb suggested evaluating the cost and benefit of commissioning an updated Reserve Study for 2027. Barb continues to work on the 2027 operating budget and associated capital project projections.

Future Action Items:

1. Clarify code usage at the annual meeting.
2. Ashley, follow-up on email with homeowner regarding wood clearance.
3. Barb will talk to Kevin and David about road repairs and budget line items. Who will manage road repairs on CPC as a point person?
4. Barb will talk to David regarding 2027 Reserve study and CPC capital projects.
5. Barb will draft and send a certified letter to Freeman that they will not meet their current timeline scheduling.

Executive Session began approximately 11:37am.

Return to Regular Session at 11:52am and meeting adjourned.

Next meeting: August 17, 2026 9:00am