

Heron Bay Board of Directors Minutes

Monday, January 20, 2025

- Meeting called to order and determination of a quorum made at 9:04am.
- Board Members Present: Al Camp, Donna Cook, Melanie Munn, Kevin Thortsen, Amy Zaremski
- Outgoing board members present: Bonnie Gotbaum, Mark Zaremski
- Motion made and seconded to approve agenda. Motion carried unanimously.
- Motion made and seconded to approve the November 2024 minutes. Motion carried unanimously.

Oral Communications to Board:

- US Coast Guard Auxiliary members requested periodic use of clubhouse.
- Other oral communications related to guard rails on Whisper Lake, Protect Badin Lake & Restore Badin Lake.

Unfinished Business:

Boat Storage:

- Expansion of fenced boat storage parking area is complete.

Guard Rail Bids for Whisper Lake:

- Motion made, seconded, and unanimously approved to have Common Property Committee provide additional information and options.

Restore Badin Lake Donation:

- Discussion, no action taken.

New Business:

Removal of Downed Trees:

- Motion made, seconded, and unanimously approved to have Common Property Committee develop recommendations for tree removal scenarios.

Management of Deeded Boat Slips:

- Kevin Thortsen, Board Treasurer, working to have a separate general ledger code for deeded boat slips for additional clarity regarding income & expenses in this area.

Board Member Roles:

- Motion made, seconded and unanimously approved for the following board member roles for 2025:
President- Melanie Munn; Vice President- Al Camp; Treasurer- Kevin Thortsen; Secretary- Donna Cook; At-Large- Amy Zaremski
Committee Liaison Roles : ARC- Amy Zaremski; CPC- Melanie Munn; Social- Donna Cook

Reports:

Committee Reports:

- Reports provided from ARC, CPC & Social Committee.

Treasurer's Report:

- Review of account balances for operational, budget, and reserve accounts.

Executive Session Began at approximately 11:00am.

Return to Regular Session at approximately 11:50am.

The January HOA Board Meeting was adjourned at approximately 11:50am.

The next meeting of the Heron Bay HOA Board will be Monday, February 17, 2025 at 9am.

Heron Bay CPC Minutes

8, January 2025 / 7:00 PM / Club House

Attendees

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, David Ruby, Brad McLain, Bonnie Gotbaum-Board Liason

Absent: Charles Humphrey, Lisa Erdner, Robin Link, Janna Grant, Heather Walker

Minutes

The November 2024 CPC minutes were reviewed and Charles via email moved to approve and Brad provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Routine services ongoing. Daniel Ward completed an extra mowing for 2024 and also cleared tree limbs and other debris in the common areas of most side roads.

Trails (Robin) - No report. Bonnie indicated they appeared clear.

Boat Storage (David) - Construction for new parking is complete. An additional load of rocks is being delivered and will be spread. Parking slot number signs are being produced and David will attach when received. Additional railroad ties are being delivered for the parking slots outside the fenced area.

Club House (Charles) - All good.

Gate House (Charles) - David completed the cleaning of the Interior of gate house.

Gate (Brian) - All good. Discussion on the process for getting the roads cleared in the event of snow and sleet. Bonnie and Brian will coordinate the need for the service and if needed engage the service.

Piers (Janna) - Repairs were made to Dock C. Janna is working to get all Dock lights operational.

Signs & Streetlights (Lisa) No report.

Ponds () - Fountain has been turned off for the Winter.

OLD BUSINESS

Quotes on replacing the guard rails have been received by Brian and the CPC proposed an option to the Board to consider and move forward on the replacement. The Board is discussing the options and will make a decision.

NEW BUSINESS

Brian asked if we wanted to schedule a Spring clean-up day. It was agreed that a clean-up day was needed. Will schedule for late May. Possibly May 31st.

The bridge on the walking trail needs to be repaired. Brad has the budget and plan for replacements needed. This will be scheduled for March.

CPC Officers for 2025 will remain the same as 2024.

Adjournment

Meeting was adjourned at 7:35 with a motion by Brian and seconded by Brad.



Architectural Review Committee (ARC)

Meeting Minutes

Date: January 7, 2024

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Henry Munn

Taylor Harrington - **Absent**

Mark Zaremski – HOA Board Liaison

Minutes:

Assign Minutes Taker - **Brad McLain**

Presentation:

Business Session:

Approve – Previous Meeting Minutes - **Approved**

New Business:

Election of Officers - **Pushed to Feb 4**

Verify Meeting Times - **Pushed to Feb 4**

ARC will send Status Update Emails to open projects to start 2025.

Business:

Construction Project Status - New Homes

- Beach - 181 Kingfisher

- Construction is In-Progress
 - Landscaping Plan - edits requested by ARC on 11/8/24
- Caldwell - 219 Whisper Lake
 - Design Change Form completed on 10/18/24
 - Construction is In-Progress.
- Fulton - 588 Pearl Bay
 - Construction is In-Progress
 - Landscaping Plan APPROVED on 10/4/24.
- Heston / Menard - 121 Kingfisher
 - Stakeout was conducted and APPROVED on 8/2/24
 - Construction is In-Progress.
- Holloway - 170 Bayview
 - Stakeout Review approved on 11/6/24
 - Construction is In-Progress.
- Kishk - 216 Heron Bay
 - ARC has started receiving New Construction inquiries.
 - Next step after all documents are gathered is to set up Deposit Collection Meeting.
- Klyn - 205 Kingfisher
 - Stakeout Review approved on 11/13/24
 - Construction is In-Progress.
- LeClair - 179 Mallard
 - ARC approved Design Changes on 4/24/24
 - Construction is In-Progress
- Toney - 215 Heron Bay
 - Construction is In-Progress
 - ARC approved Landscaping Plan on 11/12/24.

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

- Barto - 145 Kingfisher - **Brush Clearing and Lot Clean Up**

- ARC has approved Submittal on 7/16/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Cooke - 121 Waterview Ct. – **Shoreline Stabilization**
 - ARC has approved Submittal and Contractor Responsibility Form on 9/8/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Fulton - 588 Pearl Bay Dr. – **Shoreline Stabilization**
 - ARC has approved Submittal and Contractor Responsibility Form on 8/13//24.
 - Once project is completed, ARC can conduct the Final Inspection
- Grein - 207 Whisper Lake - **Retaining Walls (3) in Rear of Property**
 - ARC has approved Submittal on 10/2/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Harrington - 637 Whisper Lake - **Landscaping**
 - ARC has approved Submittal on 3/24/24.
 - Once project is completed, ARC can conduct the Final Inspection
- Lampese-Tamburro - 118 Whisper Lake - **Swim Spa Screening - Lot 149**
 - ARC has approved Submittal on 9/11/24
 - Once project is completed, ARC can conduct the Final Inspection
- Lee - 146 Chersonese - **Tree Removal**
 - ARC has approved Submittal and verified project is active with Owner on 6/18
 - Once project is completed, ARC can conduct the Final Inspection
- McLain – 602 Pearl Bay Dr. – **Shoreline Stabilization**
 - ARC has approved Submittal and Contractor Responsibility Form on 8/13//24.
 - Once project is completed, ARC can conduct the Final Inspection
- Morgan - 113 Mallard - **Exterior Doors Paint Color Change**
 - ARC has approved Submittal and verified project is active with Owner on 10/24/24
 - Once project is completed, ARC can conduct the Final Inspection
- Munn - 311 Whisper Lake - **Tree Removal - Cube Approved**
 - ARC notified that project is completed.
 - ARC has marked project as COMPLETE / CLOSED on 1/7/25

- Printy - 138 Mallard Dr. - **Driveway extension**
 - o ARC notified that project is completed.
 - o ARC has marked project as COMPLETE / CLOSED on 12/23/24
- Sugg - 305 Badin View - **Landscaping, Tree Removal, Shoreline Stabilization**
 - o ARC has approved Submittal and received signed Contractor Requirements on 5/22/24.
 - o Once project is completed, ARC can conduct the Final Inspection
- Sugg - 305 Badin View - **Tree Removal - Lightning**
 - o ARC has approved Submittal on 9/23/24.
 - o Once project is completed, ARC can conduct the Final Inspection
- Wilson - 193 Kingfisher - **Landscaping / Water Flow Control**
 - o ARC has approved Submittal on 8/17/24.
 - o Once project is completed, ARC can conduct the Final Inspection

Adjourn