

August 2011 Heron Bay Board Meeting Minutes

The Heron Bay Home Owners' Association (HBHOA) board meeting was held on Monday, August 22, 2011 at approximately 7:00pm.

Members present: Ken Erdner, Eric Frey, Greg Savoie and Susan Sittnick

The minutes of the July 2011 board meeting were approved.

Eric Frey reported that John Cole has resigned from the board due to the demands of work. The board agreed to approach David Kaehler, a former board member, who had indicated to Greg Savoie his willingness to serve out John's term.

Ken Erdner, treasurer, reported telephone services, no longer deemed necessary, have been disconnected, saving the HOA some \$200 monthly.

Tony Dibianca, representing the Long Range Planning Committee (LRPC), submitted a proposal to buy Lot #185 for future community amenities. Since the LRPC has not met for an extended period of time, and it was not certain whether the proposal had the full support of its committee, the board recommended: the LRPC reconvene, elect a chair (if not already done), come to a consensus with respect to the lot in question and meet with the board to present its recommendations. The board asks the LRPC to determine where on this lot is the septic field. The answer would be important as to the viability of the lot for any future community project.

The board agreed to continue the upkeep of the property at 129 Pearl Bay Drive. Susan Sittnick will contact Daniel Ward, asking him to keep it mowed (every several weeks). She is to find out from Cedar Management what steps, if any, have been taken with Bank America to maintain the property until it is sold.

Greg Savoie indicated some residents have questioned the need to change the gate code so frequently. The board agreed to intervals of three times (April, August and December) a year instead of four.

Eric gave an update on Common Property Committee (CPC) activities. Several residents have complained about the raised cemented rocks which were put in place to protect the roadways. At least three people have blown out tires when their

cars have either gone off or been forced off the pavement. CPC is contacting the company that installed the rocks to see if some modifications can be made.

The board agreed there was not enough concern expressed by the community with regard to the deer problem to warrant further action at this time. It may be the board will reconsider the question of culling the deer if the problem intensifies. In the meantime, Susan will ask the Architectural Review Committee if language could be added to the "blue book" to allow residents to protect their plants with certain kinds of fencing not visible from the road.

Ken reported repairs to the cluster pier have been paid by the HOA and charged against the cluster pier account. It was suggested the Cluster Pier Committee be reactivated. It would be to their advantage to follow up on the denial by the insurance company of their claim. No one on the board is aware of who is president of this committee or who sits on the committee. (The Cluster Pier Committee decided some years ago to act independently of the HOA board.) Eric will contact Billy Davis to find out the status of the committee.

Greg reported the drop by Alcoa in the lake level over the Fourth of July was due to repairs to the dam. Therefore, the board dropped its intent to write a letter to Alcoa expressing disappointment with their action.

Eric updated the board about security issues surrounding trespassing and destruction of Heron Bay property by individuals outside the community.

The meeting adjourned at approximately 8:45pm.

Respectfully submitted,

Susan Sittnick, Board Secretary

Next board meeting - Monday, September 19

**Minutes
Heron Bay ARC Meeting
August 2, 2011**

In Attendance: Steve Hall, Lyn Drye, Doug Freeman, Board Liaison Susan Sittnick

Agenda Items:

1. Recording of minutes
2. Builds in progress
3. Sharing of new home builders (owners) contact information
4. Mailboxes
5. Address posts
6. Realtor information box
7. Water stoves
8. Monitoring ARC web site

Agenda items action:

1. After offering the job of taking minutes to other committee members, Steve will continue to take and record minutes, but will give meeting attendees three days to give him corrections after seeing the rough draft.
2. Steve reported that John Cole and Eric Frey were granted a 180 day extension to complete their landscape plans and Brian Kurzel was given an approval on his final compliance review. Lyn noted that the Kurzel's A/C unit wasn't properly screened and Steve replied that this was discussed and the issue will be brought into compliance. Doug reported that the Hardison lot is cleared, the well is in, and foundation work will start Aug 3.
3. A vote was taken on whether or not to add to building paper work an option for home owners to allow their contact information to be shared with the community. It was decided by majority that this will be accomplished. Lyn will bring a draft of how this will be done to the next meeting.
4. At last month's meeting Susan had given the ARC a list of four home owners whose mailbox locations may be causing a problem. Lyn will look at these boxes and give a report at next month's meeting.
5. The ARC received an inquiry about where to purchase address posts. Lyn has answered the homeowner's inquiry and will research the possibility of offering homeowners the choice between a post or a plaque and give a report at the next meeting.
6. It was reported that a realtor information box at 334 Pearl Bay Drive does not meet the requirements of the Building Standards & General Use Restrictions. The ARC will notify the homeowner that the sign must be brought into compliance.
7. The Arc received an inquiry from a homeowner asking if water stoves (outdoor wood boilers, OWB) would be allowed in Heron Bay. As a result of their own research the home owners informed the ARC prior to this meeting that they were no longer interested in a water stove. Since the ARC had already researched this issue it was discussed as an agenda item. The ARC decided that because of the aesthetic and ecological impact of outdoor water stoves that they would not be allowed in Heron Bay.

8. The committee was informed by Steve that he would be out of town the following week and that committee members needed to monitor the ARC web site.

The next ARC meeting is scheduled for Sept. 6, 2011 at 6:00 PM. Meeting was adjourned.

Respectfully submitted,
Steve Hall, Chair, Heron Bay ARC

HERON BAY COMMON PROPERTIES COMMITTEE MINUTES **Aug 10, 2011**

Meeting convened at: 7:00 PM

Attending: Clyde Cupples, George Gilbreath, Vince Stamey, Don Sittnick, and Fred Watson. Eric Frey attended as liaison to Board of Directors.

AUGUST AGENDA

Approval July Minutes

Security/Badin Shores Golf Carts Review
Should we have a Fire Alert Plan???
Woods Fire?? Ponds as a source of water?
Project(s) for 2012
Electric Outlets front and back of clubhouse
Sign for trash cans boat launch
Vandalism July discussion
Cluster Pier pressure washing update
Stones along roadway--July discussion
Gate
Ponds
Trails

Ongoing Monthly Tasks
Street Lights
Trash Boat Storage/Clubhouse Rear and along water
Ridex Treatment

AUGUST AGENDA DISCUSSION

Approval July Minutes

July minutes motion approved as distributed and seconded.

Security/Badin Shores Golf Carts Review

All arrangements and agreements made with Eric and Montgomery County Sheriff's

department. As soon as Eric can get with Wayne for the optimum surveillance times, the sheriff's team is ready to roll.

Should we have a Fire Alert Plan???

After discussion, we concluded any evacuation by edict would put outgoing road traffic conflicting with incoming fire equipment. Evacuation notice will be house by house based on fire captain's decision.

Woods Fire?? Ponds as a source of water?

After discussion regarding supporting arguments, existing equipment, and procedures; it was decided that we have adequate systems to cover structural or forest fires. The fire department has a 1000 foot hose for water pick up and would likely choose to get water from the lake. They can and would use the pond water if advantageous. No additional 2012 funding will be requested for this.

Project(s) for 2012

1. Club house porch maintenance. Fred Watson will come up with estimated funding for 2012, probably us slightly from 2011.
2. We discussed contracting with Mike Chappel to remove X number of dead/wounded trees from unoccupied lots. This would help appearance and reduce fire hazards a bit. No decision yet.

Electric Outlets front and back of clubhouse

The bid from All-Brite is in place and we want to get him started so the outlets on the porch will be ready for the September Chili Cook-off. Eric will review again with board at next meeting and let CPC know if it's a go.

Sign for trash cans boat launch

George has mission of ordering sign from Peachtree. The exact wording is not decided, but basically 1. Put trash in can 2. Put lid down firmly.

Vandalism July discussion

Not much to discuss, sheriff's deputies will write formal citations for appropriate offences and recipients will have to appear in court to answer to judge. The minimum court fee is about \$180, so this amount and a fine should stop the vandals. Another problem is from the lake side and theft of equipment on the lake or pier.

Cluster Pier pressure washing update

Bryant's Pressure Washing is still working on this project. Pier C is done, including stain. Dock A will be started next with Dock C and Dock D next in order. Vince is talking with Bryant's and will see if the pace can be picked up.

Stones along roadway--July discussion

George, Clyde and Fred will meet and tour each site, noting the work required to each. George has discussed this with Randy Sells Masonry and he did do the initial work and would handle the reworking, for a fee. This list will be given to Randy Sells Masonry shop for a bid to do the work. We will be asking Randy to use his expertise to repair the issues and not just do a cost bid to our specs.

Gate

After our CPC bragging, the gate failed the next weekend. It has been repaired and hopefully will demonstrate long, reliable service.

Ponds

No new issues.

Trails

No new issues

Ongoing Monthly Tasks :

Street Lights – list given to EnergyUnited. Repair of the flood lamp at gate is part of All-Brites electrical contract.

Trash Boat Storage/Clubhouse Rear and along water – to merge with Fall Cleanup.

Ridex Treatment

Other discussions

1. George needs to send Don Sittnick contact information for Mike Chappel, our tree man.
2. All telephone/internet service to the club house has been removed to save about \$200 per month(wasn't used).
3. Fall cleanup date set for October 15th. The dumpster will be on site from 10/15 thru 11/15. The CPC needs more community participation this time.
4. The two topiary trees at club house entrance are looking bad. Don will relay this message to the Garden Club.

Meeting adjourned at 8:30 pm.

Next meeting: Wednesday September 14, 2011 @ 7:00 PM at Clubhouse

Respectfully submitted by: George Gilbreath,

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