

November 2011 Heron Bay Board Meeting
Minutes

The Heron Bay Home Owners' Association (HBHOA) board meeting was held on Monday, November 21, 2011 at approximately 7:00pm.

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

Elaine Deese, chair of the Social Committee, came to the open session to suggest several amenities for the community that the board might consider in the 2012 budget. The board approved an expenditure (estimated to be \$800) to run electrical under the concrete at the gate to accommodate holiday lighting and to spotlight the wall year round. The board also approved more routine cleaning of the clubhouse based on greater usage of the facility in 2011. All agreed the purchase of a new television (the current set is analog) and a new refrigerator would be postponed indefinitely. Elaine reported that Brian Kurzel, an electrician and community resident, and Max Boylen were responsible for the installation of Christmas lights at the gate and clubhouse. She also reported about plans for the progressive dinner on December 10th. Elaine will provide light refreshments for the annual meeting.

The minutes of the October 2011 board meeting were approved.

Eric Frey, president, noted Cedar Management has a new physical location. The P.O. Box remains the same.

Susan Sittnick noted the combination lock at the back of the clubhouse does not open before 8:00am. There is an overriding combination that has been used by clubhouse renters but is not known widely in the community. Susan will contact Dave Kaehler (who installed the combination lock) to see whether we should change it to an earlier setting to accommodate early morning usage of the clubhouse or merely give those in need the overriding combination.

Erie reported he was contacted by a property owner adjacent to Heron Bay who suggested his deer stand had been damaged, possibly by a Heron Bay resident. Both agreed he would move his stand further away from the Heron Bay property line. No further action is necessary.

The board encouraged increased use of the clubhouse by residents. No fee will be charged if events such as yoga, bible study or bridge are sponsored by residents and open to the entire community.

The Badin Lake fire department has asked to use one of the open slips on the community pier to maintain their fire boat. The board agreed to accommodate them in 2012 but asked they make their request on a yearly basis.

The pier committee is apparently no longer functioning. Erie noted floats under some piers are losing their buoyancy. How to handle pier concerns in the future? Eric will contact members of the committee to ascertain their willingness to continue serving. If not, the board will encourage others to serve. It was agreed the annual meeting would be an excellent time to request new volunteers and reestablish the committee. Larry Sitton, a lawyer, is reviewing the denial of the pier damage claim by the insurance company to see if the HBHOA has any recourse.

Eric reported the fall cleanup and dumpster usage by the community was successful. He will contact the Common Property Committee to make arrangements to mulch the limb debris collected during that period.

The board agreed there will be no increase in homeowners' dues for the 2012 fiscal year. The board felt there were adequate reserves for anticipated needs next year. A possible dues increase will be revisited at the end of 2012. Again, the annual meeting of property owners will be held Saturday, January 14th. Assignments will be made and an agenda agreed to at the December board meeting.

Ken Erdner, treasurer, will check with Cedar Management about the possibility of moving a surplus of HBHOA checking account funds to a CD or other interest bearing account.

The meeting adjourned at approximately 8:45pm.

Respectfully submitted,

Susan Sittnick, Board Secretary

Next board meeting - Monday, December 19th

**Minutes
Heron Bay ARC Meeting
Nov. 1, 2011**

In attendance: Steve Hall, Lyn Drye, Board Liaison Susan Sittnick

Agenda Items:

1. Hardison Build
2. Amending Blue Book
3. New Mail Box Supplier
4. House Number Plaque

Agenda Items Action:

1. Steve reported that he visited the Hardison build site that afternoon and found no ARC issues.
2. Steve reported that Eric Frey has provided him with a program that will allow the ARC to amend the Blue Book. Three previous changes and two more from tonight's meeting will be added and then the updated Blue Book will be put on the web site.
3. Lyn provided the committee with the required Blue Book amendment for changing to a new mailbox vendor with the new "Davidson" style mailbox. Lyn will provide the vendor (Piedmont Mailpost Systems) with our Blue Book installation requirements and address number preference.
4. Lyn provided the committee with the required Blue Book amendment for adding a number plaque as an option for houses without mailboxes. Lyn will provide the vendor (Piedmont Mailpost Systems) with our Blue Book installation requirements and plaque selection.

Additional items:

1. Lyn noted that the Kurzel house A/C unit is still not properly screened. Steve will look into the situation.
2. Susan noted that it doesn't appear that John Cole has made progress on his front yard clean up. Lyn pointed out that he has cut up all the wood. Steve said he will encourage the continued progress.
3. Steve reported that Doug Freeman will be leaving the ARC at the end of this year, so we will need to be on the lookout for a replacement for him.

The next ARC meeting is scheduled for Tuesday Dec . 6, 2011.

Respectfully submitted,

Steve Hall, Chair, Heron Bay ARC

HERON BAY COMMON PROPERTIES COMMITTEE MINUTES

November 9, 2011

Meeting convened at: 7:07 PM

Attending: Clyde Cupples, George Gilbreath, David Kaehler, Vince Stamey, Don Sittnick, and Fred Watson. Eric Frey attended as liaison to Board of Directors. Elaine Deese attended as chair of Social Committee

AGENDA

Elaine Deese will present Social Committee Projects

Approve October Minutes

Pressure Wash Clubhouse and Gatehouse Before Lights Put Up

Budget For 2012

Trespassing

Gate Opening Emergency Situations

Stones Along Road Edge--Plan

Ponds

Trails

On Going Tasks

Street Lights

Budget Items Social Committee

DVD Player For Clubhouse: Social Events/Rentals/Special Events

New Television? Larger Screen? May not fit in existing Entertainment Center

Refrigerator Clubhouse: Change Door Opening/New Refrig/

Power In Lamp Posts At Gate--Both Sides of Road For Decorations

Seasonal Decorations To Be In Place And On By Thanksgiving

Electrical Work To Be Done By Brian Kurzel and Max Boylen

Attached is another revised 2012 CPC Proposed Budget. I apologize to everyone for another revision. The reason for this revision is:

Mulch for the community-A 3 Year cycle- Last done in 2008---\$2500 Quote from Daniel Ward

Inspection of the septic tank- A 3 Year cycle-Last done in 2008---Swag at \$200

I just missed these two items when preparing the previous budget.

I hope this is not too confusing. These two items need to be part of the proposed budget.

See everyone on Wednesday.

Sorry for the confusion and the number of revisions.

OCTOBER AGENDA DISCUSSION

Elaine Deese will present Social Committee Projects - 1) DVD player for TV – George will donate one and hookup to verify the TV-DVD will work. 2) Discussed new big screen TV, like maybe hanging over fireplace. Decided increased security risk exposed and can wait for future reconsideration. 3) Refrigerator discussed and put on hold. 4) Power to lamp post at gate was discussed and EnergyUnited is pole owner and will not permit use of their electricity or permanent wiring to pole. Recommended low volt wiring and lamps be used. 5) Seasonal decorations to be in place and operational by Thanksgiving. 6) Two residents, Max Bolen and Brian Kurzel will put up lights and Elaine needs volunteers for other decorations.

Other club house related: 1) CPC will contact Stanly Steamer to clean club house carpets. 2) Storage area upstairs has been completed. 3) Some code numbers at key pad entry are not working. David thinks maybe a battery will take care of that problem. 4) light bulbs need to be checked and restocked.

Approve October Minutes - team approved minutes as distributed.

Pressure Wash Clubhouse and Gatehouse Before Lights Put Up - Vince will contact

Brant's to pressure wash clubhouse, gatehouse, and stone walls at gate.

Budget For 2012 - Proposed attached budget is shown above was completely reviewed at length by the CPC team. After discussions and some tweeking values, Clyde will generate a final CPC 2012 budget.

Trespassing - Eric is working with Montgomery County to see if trespassing fines can be used as restitution for Heron Bay out of pocket sheriff's cost.

Gate Opening Emergency Situations - The gate electronics is set to open the gate when a wale mode siren is sensed. Fire Chief Larry Pierce said his crew can tape over electric eye to hold gate open until event resolved. Greg Savoie will check with Piedmont fence to see if this can be done by system software.

Stones Along Road Edge—Plan - Some of the initial work to remove worst offending stones and test the asphalt to cover sharp side edge has been done. Some opinion expressed black asphalt not real attractive. The total project cost has been budgeted for 2012 and more work on solutions will follow.

Ponds - Okay.

Trails - Okay.

On Going Tasks

Street Lights - 7 lights identified to Energy United needing attention. Their usual response time is 3 business days.

Non Agenda discussion

- 1) Clyde needs list of all 2011 accomplishments for Board to cover at Jan owners meeting. Email for review at next meeting.
- 2) Eric agreed to make CPC budget into spread sheet and track items by inputs to Cedar Mgmt. Current tracking by feedback from Cedar Mgmt based on checks paid and this doesn't seem to work well.
- 3) Don will Innes last paid inspection of AC system. New system checked by installer the first year.

Meeting adjourned at 8:50 pm.

Next meeting: Wednesday December 14, 2011 @ 7:00 PM at Clubhouse
Respectfully submitted by: George Gilbreath,
File: Nov 2011_CPCminutes.doc

