

October 2011 Heron Bay Board Meeting Minutes

The Heron Bay Home Owners' Association (HBHOA) board meeting was held on Monday, October 10, 2011 at approximately 7:00pm.

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

The minutes of the September 2011 board meeting were approved.

Eric Frey, the new president, welcomed Larry Sitton as a new board member (replacing John Cole who had resigned). Eric brought the committee up-to-date on activities previously noted in board minutes which had occurred in the two weeks since the board last met.

Discussion was centered on the annual meeting of property owners. The date was set for Saturday, January 14, 2012. Eric will contact Tony DiBianca to give a year-end report of the Long Range Planning Committee. The board raised the question as to whether it would be necessary to increase association dues in 2012, particularly given the present state of the economy. Eric will contact Cedar Management to provide financial information so the board can make an informed decision at the November meeting. Responsibilities were assigned to board members with respect to the annual meeting.

The meeting adjourned at approximately 8:00pm.

Respectfully submitted,

Susan Sittnick, Board Secretary

Next board meeting - Monday, November 21st

Heron Bay ARC Meeting
Oct 4, 2011

In attendance: Steve Hall, Doug Freeman, Lyn Drye and Susan Sittnick

Agenda:

1. Hardison build
2. Cole landscape
3. Mail box relocation
4. Address Post or Plaque option
5. Blue book amending

Agenda Items action:

1. Doug reported that the Hardison build is well in progress and that no ARC issues were noted.
2. Steve reported that he has contacted John Cole concerning the debris in his front yard and that John is in the process of contracting the work out.
3. Lyn was reminded that when he was ready to move the last mail box that needed relocating to contact Steve for help. Lyn has also been researching an alternate mail box supplier, and after his presentation, the ARC is convinced that this would be the correct action to take. The implementation of this change will take place at the Nov ARC meeting.
4. The ARC came to agreement that offering a house number plaque as an option to the current post for houses without mail boxes would be an aesthetically pleasing addition to the neighborhood. A plaque design was then selected and Lyn was asked to bring the necessary Blue Book amendment to the next meeting for final review.
5. Steve reported that he has contacted Eric Frey asking for help in implementing Blue Book amendments. Eric said that he has found a free web site that converts word documents to pdf files and would be happy to share this information. Steve will be getting with Eric soon as there are several amendments waiting to be implemented.

Additional item:

Susan reported that the Board has discussed the possibility of deer deterrent fencing and that they requested that the ARC look into the matter. After reviewing the Blue Book it was determined that the ARC must approve all fencing and that home owners attempting to fence out deer should submit their plan to the ARC for possible approval.

The next ARC meeting is scheduled for Tuesday, Nov 1, 2011.

Respectfully submitted,

Steve Hall, Chair, Heron Bay ARC

HERON BAY COMMON PROPERTIES COMMITTEE MINUTES October 12, 2011

Meeting convened at: 7:00 PM

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

AGENDA

Approval Sept. Minutes

**Clean Up Day-- Sat. Sept. 12- General Discussion/Clubhouse
Rented/Supplies/Dumpster**

Trespassing---Any Reports??
Gate Issues--Jeff Reynolds Recent Maintenance
Arms Replacement
Gate Opening for Emergency Vehicles/Volunteers
Stones Along Road Edge---Plan??
Lyn Drye--Common Ground Grass Problems
Ponds
Trails
2012 Budget

On Going Tasks

Pressure Wash clubhouse/gatehouse
Street Lights--Decorative Tops
Flowers at Stone Entrance
Ridex

Cluster Piers: Update/Repair reflectors & possibly
solar lights
Offer BLFD space for the boat to docked at Dock C??

OTHER?????

OCTOBER AGENDA DISCUSSION

Approval Sept. Minutes - The September minutes approved as distributed.

Clean Up Day-- Sat. Sept. 12- General Discussion/Clubhouse Rented/Supplies/Dumpster

- The club house is rented for private use at 10AM, need to work there first. This should not be a problem.
- Don will bring HD trash bags Saturday
- Vince nominated to be officer in charge of work party.

Trespassing---Any Reports??

- Wayne reported no trespassers since sheriff patrol. George saw wheel tracks where
at least two carts intruded but no signs of damage.

Gate Issues--Jeff Reynolds Recent Maintenance

Arms Replacement

- Gates working okay but Jeff reported we need to consider either rebuilding or

replacing the actuator arm knuckle joints. Clyde will get cost estimate for each alternative.

Gate Opening for Emergency Vehicles/Volunteers

- Eric reported permanent emergency access code of 1199. Greg Savoie will get Piedmont Fence and see if gate software can leave gate open after emergency entrance until manually reset after event closed. This is to all subsequent emergency workers ready access.

Stones Along Road Edge---Plan??

- Clyde, Fred, and George surveyed the stonework and report of findings attached to September meeting minutes. In summary, the problem is more significant than thought and money to fund actions to improve will be in 2012 budget.

Lyn Drye--Common Ground Grass Problems

- CPC to request Ward's give extra attention to this Cul-de-sac when they perform their regular fall grass maintenance.

Ponds

- No issues reported.

Trails

- It was reported the original signs posted on trail are showing years of natures abuse. Fred agreed to check and report work required to refurbish the signs.

Items discussed not on agenda.

- Fred is working with Jake's Wheels in Motion to get all the signs cleaned with special attention to removing the algae.
- We agreed with Vince working with Patrick's friend to provide 10X more of the weed mats and install.

2012 Budget

- The CPC team reviewed the above list of work items. Items of special note:
 1. We discussed cleaning road side where brush and weed and white weeds are seriously encroaching on the grass area that Ward's does normal mowing and maintenance. Daniel's neighbor has a special vertical mower similar to DOT and quoted \$4,000 for main roads and \$ 6,000 if cul-de-sacs included. A motion was made by Don and seconded by David to accept the \$6,000 bid if bonding and insurance are in order. The price seems high but if divided by total distance to be cleared, the amount seems much more reasonable.
 2. The crepe myrtles will need the bucket truck trim this year.
 3. Ward's will trim shrubs on Raven Ridge but warned on this variety of shrubs, not much can be trimmed without 'butchering' the bush.
 4. Don will check how many mowings have been done 2011.
- Clyde requested if new or change items come up during month, please email him so he can have "final edition" of 2012 budget for review at next meeting.

On Going Tasks

Pressure Wash clubhouse/gatehouse –

- CPC discussed getting Bryant to pressure wash club house and guard house. Vince will contact him.

Street Lights--Decorative Tops

- EnergyUnited came and repaired light issues reported but George and the Boat Storage key could not be contacted. The light inside Boat Storage did not get fixed and George did not get to discuss fennel like topper with technician.

Flowers at Stone Entrance

Ridex

Meeting adjourned at 9:20 pm.

Next meeting: Wednesday November 9 , 2011 @ 7:00 PM at Clubhouse

Respectfully submitted by: George Gilbreath,

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