

September 2011 Heron Bay Board Meeting

The Heron Bay Home Owner's Association (HBHOA) Board Meeting was convened on Monday, September 26, 2011 at approximately 7:05 p.m.

Present for the Meeting: Ken Erdner (Not Present)
Eric Frey
Greg Savoie
Susan Sittnick (Not Present)
Larry Sitton

Open Session Agenda:

- None

Minutes for August 2011 Meeting Were Approved

General Information:

- Greg Savoie reported that the call box for the gate is functionally properly.
- The new gate code will be implemented October 1st.
- Larry Sitton agreed to review the insurance policy for the repair work completed on Cluster Pier B. Eric Frey will contact Paul at Cedar Mgt. for the documentation.

- Eric Frey reported that 4 trespass tickets were issued over the Labor Day weekend. The HBHOA contracted with the Montgomery County Sheriff's Office to address the trespass problems.
- The dumpster will be placed near the boat storage on October 7th and will remain until November 7th.
- The annual Fall Clean Up Day is scheduled for Saturday, October 15th starting at 9:00 a.m.
- Members of the HBHOA Board agreed that more information is required before moving forward with making a purchase offer for Lot #185.
- The next Board meeting will be held on Monday, October 10, 2011.

The HBHOA Board Meeting adjourned at approximately 7:55 p.m.

ARC Minutes
Heron Bay ARC Meeting
Sept. 6, 2011

In attendance: Steve Hall and Lynn Drye

Agenda:

1. Builds in progress
2. Cole landscape
3. Contact sharing information for Blue Book
4. Mail box location problems
5. Address post or plaque option
6. Realtor info box

Agenda items action:

1. Framing is underway on the Hardison build. No ARC issues noted on Sept. 4 walk around of build site.
2. Steve reported that the ARC liaison informed him that the Board is requesting that we speak to John Cole concerning the wood and debris in his front yard. It was noted that the ARC has given John an extension on his landscaping. Steve said he will talk to John about possibly speeding up the wood and debris removal.
3. Lyn provided a draft of language to be added to the Blue Book asking owners who are building if they would like to share their contact information. The language was edited, approved and will be submitted for addition to the Blue Book.
4. Lyn provided a report along with pictures of the four mail boxes that the ARC was asked to review. He has contacted all involved home owners, except for the Watson's, with these results: Kilian's mail box on Pearl Bay Drive has been moved. Niparts will add pavers around their post. Savoie's mail box will be moved. No action is planned for the Watson's mail box.
5. Lyn reported that he is still working on the address post or plaque option and should have something for the Oct. meeting.
6. The ARC contacted the owner of the realtor information box that was out of compliance at 334 Pearl Bay Drive and the box has been removed.

The next ARC meeting is scheduled for Tuesday, Oct. 4, 2011.

Respectfully submitted,
Steve Hall, Chair, Heron Bay ARC

HERON BAY COMMON PROPERTIES COMMITTEE MINUTES Sept 14, 2011

Meeting convened at: 7:00 PM

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

SEPTEMBER AGENDA

**Approval August Minutes
Clubhouse Electric Outlets/Exit Signs Up To Code
Trespassing/Deputies Report
Stones Along Roadway--George Report
Projects For 2012--Decide/Get Quotes for October Meeting
Fall Cleanup October 15 Saturday--Details/Inform Home-Property Owners--Dumpster
What Can Be Placed in Dumpster?
Gate Issues??--None As Far As I Know
Cluster Piers? Brant Update
Ponds
Trails**

Flowers/Plantings At Gate And Stone Sign--Look Good/Any Comments?? Fall??

On Going Tasks

Street Lights

Ridex

Terminix

SEPTEMBER AGENDA DISCUSSION

Approval August Minutes – August minutes approved as distributed.

Clubhouse Electric Outlets/Exit Signs Up To Code - This work has been completed by All-Brite Electrical, verified by Clyde and George, and invoice sent to Cedar Mgmt.

Trespassing/Deputies Report - The off-duty Montgomery County Sheriff's team of 4 deputies came two nights and ticketed 4 carts for trespassing. Eric was present to give a report, but we think, for now, that work is complete. Maybe we can get a more detail update from Eric next meeting.

Stones Along Roadway-- George Report - George gave the team a summary of the report on survey by Clyde, Fred, and George. Basically, the report suggested the work begin with adding fill dirt/grass to 3 edges on all 18 stone works (Wards), putting cold curing asphalt on the roadside edge of each (Wards or Jake), the team solving the easier of the sharp stone issues, and if required, have Randy Sells come and finished any issues not solved by the first 3 actions. The report will be attached to distribution of September meeting minutes. Line items for work cost will be added to the 2012 CPC budget.

Projects For 2012--Decide/Get Quotes for October Meeting

1. Increase budget for Ward's to get bucket truck to trim crepe myrtles next spring.
2. Fred thinks the clubhouse porch maintenance should include painting the porch flooring.
3. Clean signs with Clorox or Tilex to kill algae (Jake).
4. New faucets for club house sink (David).
5. Connect water to kitchen refrigerator (David).
6. Overhaul two toilets in club house women's restroom.
7. Talk with Wards about trimming back roadside brush where it's encroaching onto grass ways, especially the white flowering over hanging bushes.
8. On Whisper Lake where we have guard rails along the roadway, have Wards cut back the brush and trees. Then get someone to paint the guard rails.
9. Use the \$5K allocated for building up the roadsides to buildup around the stone works.
10. Trim the hollies shrubs along Raven Ridge.

Fall Cleanup October 15 Saturday--Details/Inform Home-Property Owners--Dumpster What Can Be Placed in Dumpster? - The brochure we used for the 2010 Fall Clean Up has the rules for dumpster use. George will update for 2011 and send Eric a PDF copy for distribution.

Gate Issues??--None As Far As I Know - Gates appear to be working well. One issue needing attention is gate access for emergency workers. The gates are set to open when yelp mode siren detected, but there is concern the EMT's and/or volunteer firefighters will not have access. Piedmont Fence does the gate software and they need to change code to keep gates open after fire truck siren until manually reset.

Cluster Piers? Byrant Update - Vince is working with Byrant to finish pressure washing and sealing the 4 community cluster piers. Pier C, at clubhouse, has been cleaned and sealed. Piers A,B, and D are in progress but need to be completed.

Ponds - No problems reported.

Trails - No problems reported. A request was made to check the trails for erosion problems.

Flowers/Plantings At Gate And Stone Sign--Look Good/Any Comments?? Fall?? - these flowers are still looking good, no action required.

On Going Tasks

Street Lights - 7 lights not functioning properly reported to EnergyUnited.

Ridex - It was suggested to Dave to add Copper Sulfate to monthly sewer treatment to prevent roots from damaging.

Terminix

Other discussions -

1. Fred got his sign for the boat launch trash can usage

Meeting adjourned at 8:30 pm.

Next meeting: Wednesday October 12 , 2011 @ 7:00 PM at Clubhouse

Respectfully submitted by: George Gilbreath,

File: Sep2011_CPCminutes.doc

Attachment 1: file notes on CPC evaluation of roadside stonework:
HB_CPC_Roadside_Stonework_eval_Aug2011