

June 24th 2025 Meeting Opened 9:04 AM by Chairperson Andrew Cohen

ARC Committee Attending: Chairperson Andrew Cohen, HOA Manager Joyce Gillespie, Board Liaison Paul Lowe, Recording Secretary Michael Adduci, Mary Kelley,

Via Zoom: Assistant HOA Manager Lori Roy, Dennis Walling

Excused Absence: James Hay, Diane Hertel, Connie Davis, John Meierhofer, Terry Potts

Approval of the June 10th 2025 minutes was motioned for Approval by Andrew Cohen and 2nd by Terry Potts.

Residents attending: Denise Fell, Mrs. Denise Fell appeared before the committee to represent the fairways Subdivision.

She requested approval for the paint color Butter Up to be used as a paint color on some homes in the fairways.

This color was removed from the color pallet and Mrs. Fell requested approval from the committee for to be used again in the Fairways.

Request was denied by the committee based on its removal from the pallet and now will have to be presented to the HOA Board for a variance approval

ARC Application Approval Tracking - For Minutes

Updated as of
6/24/2025

Address	Lot #	Application Request	Zone	Approved by	
				Zone Member	Meeting Date
2080 Embarcadero	287	Install new roof and new gutters & downspouts	1	Approved	6/24/2025
1990 Palo Duro	521	Install pavers on driveway & entryway	2	Approved	6/24/2025
2141 Palo Duro	412	Repair leaking flashing & install roof venting	2	Approved	6/24/2025
2030 Corona	600	Paint driveway & walkway	2	Approved	6/24/2025
20749 Mystic	676	Install new roof tile and use existing gutters & downspouts	3	Approved	6/24/2025
20736 Athenian	871	Paint driveway & walkway	3	Approved	6/24/2025
3487 Via Montana	1055	Install new roof and new gutters & downspouts	4	Approved	6/24/2025
3445 Via Montana	1062	Install screen type hurricane shutters	4	Approved	6/24/2025
3521 Via Montana	1050	Install garage door screen	4	Approved	6/24/2025
3630-4 Rue Alec Loop	1269	Install 2 hurricane impact windows in master bedroom	4	Approved	6/24/2025
20936 Skyler	1210	Install new pavers on driveway & walkway	4	Approved	6/24/2025
3567 Via Montana	1042	Install new roof and new gutters & downspouts	4	Approved	6/24/2025

Review of Violation List - A Homeowner located at 20871 Villareal Way added a 4th color to their driveway painting when the original request was for 3 colors.

Committee members informed the homeowner to resubmit the application with the 4th color included and it will be reapproved.

Board Liaison Report: Liaison Paul Lowe had nothing to add

Managers' Report: Joyce Gillespie also spoke about the new roof installation of the Guard house beginning within the next 30 days.

A dumpster will be located on the visitor's side for the project during tear off.

Joyce also spoke about Kim Rambo leaving as the HOA Assistant manager here in Herons Glen.

The new Assistant manager will be Lori Roy.

Interviews were given to fill Lori's old position and a new person was hired to fill that spot.

Discussions: none

Next meeting will be on July 8th 2025 at 9:00AM

Zoom information to be given prior to the next meeting

Adjournment: Andrew Cohen adjourned at 9:49 AM

Respectfully Submitted,
ARC Recording Secretary,
Michael Adduci

