

Hérons Glen Homeowners Association, Inc
Board of Directors Workshop Meeting
Tuesday, April 1, 2025, at 1:00 p.m.
HOA Conference Room and via ZOOM

I. Call to Order. President Wright called the meeting to order at 1:00 p.m.

II. Roll Call. Secretary Kozak called the roll with the following responding: Director Fell, Huetteman, Kozak, Long, Lowe, Romine, Wright, Manager Gillespie, and Assistant Manager Rambo.

III. Meeting Minutes.

- A. The March 4, 2025, Board Workshop Minutes were reviewed and approved.
- B. The March 7, 2025, Executive Board Meeting Minutes were reviewed. It was agreed to move these forward to the next Board meeting for action.
- C. The March 12, 2025, Board Meeting Minutes were reviewed. It was agreed to move these forward to the next Board meeting for action.

IV. Reports

A. Standing Committees

- 1. Activities Committee & Welcoming Committee- Director Fell provided a summary of the activities of the committees.
- 2. Architectural Review Committee- Andrew Cohen provided a summary of the activities of the committee.
- 3. Communications Committee- Director Kozak provided a summary of the activities of the committee.
- 4. Compliance Committee- No report.
- 5. Finance Committee- Director Huetteman provided a summary of the activities of the committee.
- 6. Grounds Committee- Director Wright provided a summary of the activities of the committee.
- 7. Security, Safety & Emergency Preparedness Committee- Director Long provided a summary of the activities of the committee.

B. Ad-hoc Committee Reports

- 1. Air Quality Ad-hoc Committee- No report.
- 2. Marathona/Preserve Ad-hoc Committee- No report.
- 3. Nominating Ad-hoc Committee- No report.

V. Items of Business:

A. Director Wright presented the following items:

- 1. Appointment of Director Long as the chair of the Nominating Committee. It was agreed to move this item forward to the next board meeting for action.
- 2. Updated volunteer form to reflect the change to the Communications Sub- Committee – News Magazine. It was agreed to move this item forward to the next board meeting for action.

B. Director Huetteman presented the following items:

1. Financial Report for February 28, 2025	
Operating Funds	
Revenues	1,351,584.44
Expenses	1,313,121.94
Revenues under / over Exp	38,462.50
Fund Balance - October 1, 2024	97,178.67
Fund Balance – February 28, 2025	135,641.17
Pooled Reserves	
Revenues	234,317.79
Expenses	87,891.05

Revenues under / over Exp	146,724.74
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	146,724.74
Total Pooled Reserve Balance, February 28, 2025	1,258,605.84
Marathona Preserves Balance not in Pooled Reserves as of February 28, 2025, including interest	37,648.24

2. The total amount of our delinquencies as of March 25, 2025, is \$15,824.76 – this figure includes \$4,000 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 308 (\$2,000). There are five attorney cases. Our accountant has sent no pre-lien notices (certified letters), no late notices and 10 reminder letters.

3. The proposal from Platinum Security for a contract beginning June 1, 2025, with a 2nd and 3rd year renewal option. It was agreed to move this item forward to the next board meeting for action.

C. Director Fell presented the following items:

1. The resignation of alternate Activities Committee member – Janet Norris.
2. Event Day Sign Request – HGRD Resident Events Committee. It was agreed to move this item forward to the next board meeting for action.

D. Director Kozak presented the following items:

1. The resignation of News Magazine editor Denise Johnson.
2. Appointment of volunteer Cindy Brown to the News Magazine Committee. It was agreed to move this item forward to the next board meeting for action.

E. Director Wright on behalf of Director Lowe presented the following item:

1. Appointment of volunteer John Meierhofer to the Architectural Review Committee. It was agreed to move this item forward to the next board meeting for action.

VI. Manager's Report:

A. Manager Gillespie reported on the following items:

1. Request for Variance to the Community Wide Landscape Standards for generator screening. It was agreed to move this item forward to the next board meeting for action.
2. Lot #0081 – 2631 Valparaiso Blvd. – Violation of the Community Wide Landscape Standards. The residents attended the meeting and notified the board of their progress and work being done. After discussion it was decided to place the violation on watch and to let the Grounds Committee know.
3. Lot #0143 – 2690 Via Presidio – Violation of the Community Wide Landscape Standards. It was agreed to move this item forward to the next board meeting for action.
4. Lot #0143 – 2690 Via Presidio – Violation of the ARC Design and Development Guidelines. It was agreed to move this item forward to the next board meeting for action.
5. Lot #0819 – 21011 Mystic Way – Parking Violation. It was agreed to move this item forward to the next board meeting for action.

6. Lot #0935 – 3509 Odyssey Ct. – Violation of the Community Wide Landscape Standards. The residents attended the meeting to discuss their violation and its history. After discussion the residents agreed to install two additional plants behind their lanai upon their return in September 2025. It was agreed to move this item forward to the next board meeting for action.

VII. Other Business:

1. Manager Gillespie reported that a resident from Solana may attend the April 9, 2025, board meeting to discuss the delivery and placement of his roof tiles on common property since he said they cannot be placed in his driveway because he has an electric vehicle and needs to charge it.

VIII. Residents in attendance: Andrew Cohen, James and Retha Lumb and Constantine and Janice Sklavounous.

IX. Resident Comments and Questions: There were no resident comments or questions.

X. Adjourn. The meeting was adjourned at 2:14pm.

The next Board of Directors Meeting will be held on Wednesday, April 9, 2025, at 5:00pm in the HOA Conference Room.

Respectfully submitted by Kim Rambo, Assistant HOA Manager