

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
July 9, 2025
in the HOA Conference Room and via ZOOM
at 5:00 p.m.

I. Call to Order. President Wright called the meeting to order at 5:00 p.m.

II. Pledge of Allegiance. Director Huetteman led all in the Pledge of Allegiance.

III. Roll Call. Director Kozak called the roll with the following responding: Directors Huetteman, Kozak, Fell, Long, Lowe, Wright, Romine (via Zoom), HOA Manager Gillespie, and Executive Administrative Assistant Roy (via Zoom).

IV. Approval of Meeting Minutes.

- A. June 11, 2025 Executive Board Meeting Minutes were reviewed and approved as presented.
- B. June 11, 2025, Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report:

Hope everyone had a safe and happy 4th of July. The HOA Office sends out notifications via email that contain important information such as work being done on streets or sidewalks, tree trimming, etc. Please read these emails, they contain valuable information. The Grounds and Architectural Review Committee violations are also sent in this manner. If you receive a violation notice, please read it and respond.

If you would like to contribute to the Herons Glen Community, please volunteer for one of our committees. Donating your time and talent helps keep Herons Glen a great place to live.

Respectfully, Mary Wright President

VI. Treasurer’s Report. Treasurer Huetteman presented the following:

1. Financial Report for May 31, 2025	
Operating Funds	
Revenues	2,160,001.00
Expenses	2,115,111.49
Revenues under / over Exp	44,889.51
Fund Balance - October 1, 2024	97,178.67
Fund Balance – May 31, 2025	142,068.18
Pooled Reserves	
Revenues	366,380.83
Expenses	183,107.40
Revenues under / over Exp	183,273.43
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	183,273.43
Total Pooled Reserve Balance, May 31, 2025	1,209,059.77
Marathona Preserves Deferred Maintenance Balance as of May 31, 2025, including interest	39,632.76

2. The total amount of our delinquencies as of JUNE 20, 2025, is \$9,840.47– this figure includes \$2,025 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 819 (\$25). There is 1 attorney case. Our accountant has sent 6 pre-lien notices (certified letters), 2 late notices and 3 reminder letters.

VII. Manager’s Report

A. HOA workload numbers for June 2025	
ARC	5 Notices
Grounds Committee	52 Notices
SSEP residential lighting	81 emails/Ltrs
Notifications of homes sold	6
Lampposts checked for lightbulb replacement	51
Gate Entries June 2025	
Resident	19136
Visitors	7396
Garage doors open	6
Yard lights out	121
Parking citations	0

B. Maintenance and Other Items

1. Athenian and Tisbury Fountains:
The motor in the Athenian Fountain has been replaced. They also found the breaker needs to be replaced. The breaker has been ordered. The Tisbury Fountain timers were repaired but the fountain lights are not working. They found the cable was damaged by rocks or something in the pond. They attempted to pull the entire cable, but it is stuck on something under the water. I have a proposal from the fountain company for cutting the cable where it is damaged and splicing to a new cable, but I am holding off on signing the proposal to get more information since it seems abandoning the old cable and installing a new one may be the better option.
2. Guardhouse Roof Replacement
Guardhouse roof replacement is pending arrival of the tile. The roof tiles are scheduled to arrive next week, with installation set for July 19–21. This is pending roof tile delivery and weather.
3. LCEC Leased Lighting in Common Areas
According to Patrol reports as of today, all LCEC leased lighting on the common areas are working. There are three clubhouse parking lot lights out and have been reported to the HGRD.

VIII. New Business

- A. Director Wright presented the following motions:
 1. Motion to approve a fine of \$100.00 and \$100.00 each day the violation continues, not to exceed \$1000.00 in aggregate for **Lot #0272 2091 Embarcadero Way** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-56** was approved unanimously.

2. Motion to approve a fine of \$100.00 and \$100.00 each day the violation continues, not to exceed \$1000.00 in aggregate for **Lot #0160 2520 Valparaiso Blvd.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-57** was approved unanimously.

B. Director Fell presented the following motion:

1. Motion to approve the Activities Committee's request to hold a 5K Charity Walk/Run Event in the format and setup as presented. **Motion 2025-58** was approved unanimously.

C. Director Long presented the following motions:

1. Motion to approve Resolution 2025-01 for the election of two Board Members for 3-year terms beginning January 1, 2026. **Motion 2025-59** was approved unanimously.

2. Motion to approve the publication of the Candidate Intent to Run Form. **Motion 2025-60** was approved unanimously.

D. Director Lowe presented the following motion:

1. Motion to approve the Fairways HOA variance request as presented. **Motion 2025-61** was approved unanimously.

IX. Other Business:

1. Director Fell inquired if there should be rules in place regarding e-bikes. Director Fell and Director Huettman will research further and discuss at the September Board Workshop Meeting.
2. Director Long inquired about adding lighted Stop Signs on Herons Glen Blvd. Manager Gillespie will research further and discuss at the September Board Workshop Meeting.

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

XI. Residents in attendance: There were no residents in attendance.

XII. Adjourn. With no further business, President Wright adjourned the meeting at 5:31 p.m.

The Board of Directors will hold a Special Board Meeting on **Thursday, July 31, 2025, at 1:00 pm** in the HOA Conference Room.

The next Board of Directors Workshop Meeting will be held on **Tuesday, September 2, 2025, at 1:00 pm** in the HOA conference room.

A Special Board of Directors Meeting to adopt the 2025-2026 Herons Glen HOA Operating Budget will be held **immediately following the Board Workshop Meeting on September 2, 2025,** in the HOA Conference Room.

The next regular meeting of the Board of Directors will be held on **Wednesday, September 10, 2025,** at 5:00pm in the HOA conference room.

Respectfully submitted by Lori Roy, Executive Administrative Assistant