

**Hérons Glen Homeowners Association, Inc
Board of Directors Workshop Meeting
Tuesday, May 6, 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 April 1, 2025, Board Workshop Minutes were reviewed and approved.
- B. The April 9, 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- Director Kozak provided a summary of the activities of the committee.
- 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. Management Performance Review forms due back by May 31, 2025.
- 2. Executive Meeting June 11, 2025, at 4:00pm for staff evaluations.

B. Director Huetteman presented the following items:

1. Financial Report for March 31, 2025	
Operating Funds	
Revenues	1,620,849.54
Expenses	1,574,361.44
Revenues under / over Exp	46,488.10
Fund Balance - October 1, 2024	97,178.67
Fund Balance – March 31, 2025	143,666.77
Pooled Reserves	
Revenues	277,284.07
Expenses	140,174.44
Revenues under / over Exp	137,109.63
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10

Fund Balance - Fiscal Year	137,109.63
Total Pooled Reserve Balance, March 31, 2025	1,248,990.73
Marathona Preserves Balance not in Pooled Reserves as of March 31, 2025, including interest	37,078.08

2. The total amount of our delinquencies as of April 22, 2025, is \$32,088.23 – this figure includes \$4,000 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 308 (\$2,000). There are three attorney cases. Our accountant has sent no pre-lien notices (certified letters), one late notice and 24 reminder letters.

3. The September 30, 2024, final financial audit report from Gerstle, Rosen & Goldenberg, P.A.. It was agreed to move this item forward to the next board meeting for action.

4. The Long-Range Plan for 2025-2026. It was agreed to move this item forward to the next board meeting for action.

5. The guardhouse roof replacement bid from Roof Smart. It was agreed to move this item forward to the next board meeting for action.

C. Director Long presented the following item:

1. The names for the Ad-hoc Nominating Committee. They are Joann Brosnan, Mary Koenig, Judy Philpot and Gary Swisher.

D. Director Lowe presented the following items:

1. Amendments to the Community Wide Standards for Lighting, Light Fixtures and Light Posts. It was agreed to move this item forward to the next board meeting for action.

2. Amendments to the Community Wide Standards for Mailboxes and Mailbox Posts. It was agreed to move this item forward to the next board meeting for action.

3. Veterans of the Glen Event Sign Placement Request – Memorial Day Service, May 26, 2025. 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. Lot #0272 – 2091 Embarcadero Way – Violation of the Community Wide Landscape Standards. It was agreed to move this item forward to the next board meeting for action.

2. Lot #1023 – 20854 Wheelock Dr. – Violation of the Community Wide Landscape Standards. It was agreed to move this item forward to the next board meeting for action.

VII. Other Business: There was no other business.

VIII. Residents in attendance: Andrew Cohen.

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

X. Adjourn. The meeting was adjourned at 1:55pm.

The next Board of Directors Meeting will be held on Wednesday, May 14, 2025, at 5:00pm in the HOA Conference Room.

Respectfully submitted by Kim Rambo, Assistant HOA Manager