

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
November 12, 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, Long, Wright, Romine, HOA Manager Gillespie, and Executive Administrative Assistant Roy (via Zoom). Directors Fell and Lowe were excused absences.

IV. Approval of Meeting Minutes.

A. October 15, 2025 Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report:

You will soon be receiving ballots for the election of 2 Directors for the HOA Board. Please read and follow the instructions carefully.

You will also be receiving a Proxy form for the HOA Annual Meeting on December 10. Even if you plan on attending, fill it out and turn it in so that we know we will have a quorum of 390, which is the number we need to hold the meeting. You can also fill it out online or pick up a form outside the HOA Office.

The HOA Activities Committee had to cancel the Christmas Golf Cart Parade due to a lack of entrants. Last year with only 7 carts residents were disappointed that there weren’t more as in past years. There is a lot of work involved by volunteers to secure the band, arrange food for the band, get the Fire Department involved, arranging the use of HGRD facilities, getting the SSEP Committee to provide traffic control and make sure all the carts were registered and had liability insurance. Hopefully next year we will be able to have a true parade with 20-30 carts. This is the time of year to be thankful and grateful for all we have in this community and in our personal lives. The Board appreciates everyone for keeping Herons Glen beautiful, both on your own property and by volunteering to work for the community.

HAPPY THANKSGIVING FROM YOUR HOA BOARD

Mary Wright
 President

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

1. Financial Report for September 30, 2025	
Operating Funds	
Revenues	3,239,518.67
Expenses	3,182,167.55
Revenues under / over Exp	48,425.98
Fund Balance - October 1, 2024	97,178.67
Fund Balance – September 30, 2025	154,529.79
Pooled Reserves	
Revenues	547,025.05
Expenses	312,314.47
Revenues under / over Exp	234,710.58
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	234,710.58
Total Pooled Reserve Balance September 30, 2025	1,346,591.68

Marathona Preserves Deferred Maintenance Balance as of September 30, 2025, including interest	44,773.86

2. The total amount of our delinquencies as of OCTOBER 20, 2025, is \$33,180.07– this figure includes \$3,000 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 1023 (\$1000). There are 2 attorney cases. Our accountant has sent NO pre-lien notices (certified letters), NO late notices and 35 reminder letters.

VII. Manager’s Report

A. HOA workload numbers for Oct 2025	
ARC	52 Notices
Grounds Committee	49 Notices/ 2 CRRs
SSEP residential lighting	30 emails/ 6 Letters
Notifications of homes sold	4 October
Lampposts checked for lightbulb replacement	
Gate Entries October 2025	
Resident	Oct. – 25,436
Visitors	Oct. – 7,921
Garage doors open	Oct. - 21
Yard lights out	Oct. -73
Parking citations	8

B. Maintenance and Other Items

1. Annual Meeting / Proxy Forms

A. As of November 12, 2025, the HOA has received 197 proxies and needs 193. Proxies are being received daily, and there will be reminders in every News Bulletin until the Annual Meeting. The Herons Glen News Magazine will also have an article requesting proxies along with a link to the Proxy Form.

2. Lighting

A. The Sanctuary – The new electrical pedestal, breaker box, breakers, and receptacle were installed. We are waiting for LCEC to install the meter and make the connection.

B. LCEC leased Streetlights – The streetlights located at the front perimeter of the community on both the north and south side are out. The lighting will be reported, but we believe it is a larger issue as the lights on this side of Highway 41 further south are also out.

3. CLIS Project and Blue Stream Fiber Locates

A. Skyler Drive and Via Montana Way are experiencing an internet outage. There have been several in the past week. Manager Gillespie has met with J.B. Belknap to discuss the issues. The outages are a result of the cuts to the fiber as Stahlman England is trenching for the installation of the irrigation wiring. The issue is locates of the Blue Stream Fiber. The company that is doing the locates for the fiber has marked areas as all clear, and in one instance, marked the wrong location,

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 #0231 – 2181 Rio Nuevo Dr. for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. No motion was made; the item is deferred.
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 #1039 – 3504 Via Montana Way for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. No motion was made; the item is deferred.

B. Director Kozak presented the following motion:

1. Motion to approve Mike Stropes as Co-Chair to the Communications Committee. **Motion 2025-83** was approved unanimously.

C. Director Long presented the following motion:

1. Motion to approve Karen Wills as Co-Chair to the SSEP Committee. **Motion 2025-84** was approved unanimously.

D. Director Romine presented the following motion:

1. Motion to approve Paul Erickson as a member to the Architectural Committee. **Motion 2025-85** was approved unanimously.

IX. Other Business:

1. Resident Joyce Forman, Chair of the Activities Committee, was in attendance. The Committee is not able to have an EMT on sight for the upcoming 5K walk / run. The Herons Glen CERT Team will have 6 members at safety stations along the route as well as a mobile response cart available.

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

XI. Residents in attendance: Joyce Forman

XII. Adjourn. With no further business, President Wright adjourned the meeting at 5:54 p.m.

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

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

Respectfully submitted by Lori Roy, Executive Administrative Assistant