

**Hérons Glen Homeowners Association, Inc
Board of Directors Workshop Meeting
Tuesday, November 4, 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, Kozak, Long, Lowe, Huetteman, Romine, Wright, Manager Gillespie, and Executive Administrative Assistant Roy (via Zoom).

III. Meeting Minutes.

- A. October 7, 2025, Board Workshop Minutes were reviewed and approved.
- B. October 15, 2025, Board Meeting Minutes were reviewed. It was agreed to move this forward to the next Board Meeting for action.

IV. Reports

A. Standing Committees

- 1. Activities Committee- Director Fell provided a summary of the activities of the committee.
- 2. Architectural Review Committee – Director Lowe 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 Huetteman presented the following:

1. Finance Committee - Treasurer’s Finance & Delinquency Report

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 August 31, 2025, including interest	44,773.86
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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.

B. Director Kozak presented the following:

1. Communications Committee – To appoint Communications Member Mike Stropes as Co-Chair of the Committee. It was agreed to move this forward to the next Board Meeting for approval.

C. Director Long presented the following items:

1. Security, Safety, and Emergency Preparedness Committee – To appoint Karen Wills as Co-Chair of the Committee. It was agreed to move this forward to the next Board Meeting for approval.

D. Director Lowe presented the following item:

1. To approve Volunteer Paul Erickson as a member of the Architectural Committee. . It was agreed to move this forward to the next Board Meeting for approval.

VI. Manager’s Report:

A. Manager Gillespie reported on the following items:

1. Lot #0231 – 2181 Rio Nuevo Drive – Community Wide Standards Violation. It was agreed to move this item forward to the next board meeting for action.
2. Lot #1039 – 3504 Via Montana Way – Community Wide Standards Violation. It was agreed to move this item forward to the next Biard Meeting for action.

VII. Other Business:

- A. An email from a Resident concerning smells from the landfill was discussed.
- B. Options for dates for a Community Meeting with SLD was discussed.
- C. Continuing education for Board Members was discussed.

VIII. Residents in attendance: None

IX. Resident Comments and Questions: None

X. Adjourn. The meeting was adjourned at 1:52 pm.

The next Board of Directors Meeting will be held on Wednesday, November 12, 2025, at 5:00pm in the HOA Conference Room.

Respectfully submitted by Lori Roy, Executive Administrative Assistant