

**Hérons Glen Homeowners Association, Inc  
Board of Directors Workshop Meeting  
Tuesday, October 7, 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, Huetteman, Romine, Wright, Manager Gillespie, and Executive Administrative Assistant Roy (via Zoom). Excused absence: Director Lowe

III. Meeting Minutes.

- A. September 2, 2025, Board Workshop Minutes were reviewed and approved.
- B. September 2, 2025, Special Board Meeting Minutes were reviewed. It was agreed to move these forward to the next Board Meeting for action.
- C. September 10, 2025, Board Meeting Minutes were reviewed. It was agreed to move these forward to the next Board meeting for action.
- D. September 10, 2025, Executive 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- No report
- 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- Director Long provided a summary of the activities of the committee.

V. Items of Business:

A. Director Mary Wright presented the following:

- 1. Policies and procedures for HOA Events and Activities.

B. Director Edd Huetteman

- 1. Finance Committee – Move Michael Brown from Alternate to Finance Member. It was agreed to move this forward to the next Board Meeting for approval.
- 2. Finance Committee – Move Finance Member George Milot to Alternate. It was agreed to move this forward to the next Board Meeting for approval.
- 3. Treasure’s Finance & Delinquency Report

1. Financial Report for August 31, 2025	
<b>Operating Funds</b>	
Revenues	2,970,074.68
Expenses	2,908,183.12
Revenues under / over Exp	61,891.56
Fund Balance - October 1, 2024	97,178.67
Fund Balance – August 31, 2025	159,070.23

<b>Pooled Reserves</b>	
Revenues	503,765.12
Expenses	312,314.47
Revenues under / over Exp	191,450.65
<b>Pooled Reserves Year to Date</b>	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	191,450.65
Total Pooled Reserve Balance, June 30, 2025	1,303,331.75
Marathona Preserves Deferred Maintenance Balance as of August 31, 2025, including interest	43,485.51

2. The total amount of our delinquencies as of September 19, 2025, is \$10,748.73- This figure includes \$3,000 in fines to lot 576 (\$1,000), lot 143 (\$1,000) and lot 23 (\$1,000). There is 1 attorney case. Our accountant has sent no certified letters, no late notices, and 7 reminder letters.

C. Director Fell presented the following items:

1 Activities Committee – Appoint Joyce Forman as Chair of the Activities Committee. It was agreed to move this item forward to the next Board Meeting for action.

2. Installation of new signage on Multi Use Path. It was agreed to move this item forward to the next Board Meeting for action.

D. Director Wright presented the following item:

1. Event sign placement for Craft Fair by Alpha Gamma Delta Sorority. 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 #0183 – 2260 Valparaiso Blvd. – Community Wide Standards Violation. It was agreed to move this item forward to the next board meeting for action. action
2. Lot #0231 – 2181 Rio Nuevo Dr. – Community Wide Standards Violation. It was agreed to hold this item until the November meeting.
3. Lot #0279 –20817 Santorini Way – Community Wide Standards Violation. It was agreed to move this item forward to the next Board Meeting for action.
4. Request from Craig Woolley , SSEP Chair, for temporary common area sign placement for smoke alarms. It was agreed to move this item forward to the next Board Meeting for action.
5. Request from Resident for “Pick up after your dog” sign placement on Via Estacado. It was agreed to move this item forward to the next Board Meeting for action.
6. Request from Resident to consider doggy waste bag stations on Via Estacado. This request was tabled.
7. The new lighting for the Sanctuary neighborhood sign is in the permitting process.
8. Manager Gillespie has provided fiber locations for the CLIS 2 wire project.

VII. Other Business:

- A. A date for the HOA Board & Staff will be either December 5 or December 12
- B. The new lighting for the Sanctuary neighborhood sign is in the permitting process.
- C. Manager Gillespie has provided fiber locations for the CLIS 2 wire project.

VIII. Residents in attendance: None

IX. Resident Comments and Questions: None

X. Adjourn. The meeting was adjourned at 2:30 pm.

***The next Board of Directors Meeting will be held on Wednesday, October 15, 2025, at 5:00pm in the HOA Conference Room.***

*Respectfully submitted by Lori Roy, Executive Administrative Assistant*