

HERONS GLEN HOMEOWNERS ASSOCIATION
 MINUTES OF THE FINANCE COMMITTEE MEETING
 JUNE 26, 2025, 1:00 PM
 HOA CONFERENCE ROOM/ZOOM

Call to Order and Roll Call: The meeting was called to order at 12:58 PM by Chairman Edd Huetteman. The following members were in attendance:, Bill Dawes, Jen Gruss, James Ingersoll,, and Cathy Styles. Also attending were HOA Manager Joyce Gillespie and Lori Roi.

Approval of Minutes: A motion to accept the minutes from the May 22, 2025, Finance Committee meeting was made by James Ingersoll, seconded by Jim Ingersoll, and approved unanimously.

Review of HOA Financial Reports: The committee reviewed the adjusted Financial Report for May 31, 2025.

Financial Highlights for the report dated May 31, 2025

	<u>Operating Fund</u>	<u>Replacement Fund</u>
Total Revenues	\$ 2,160,001.00	\$ 366,380.83
Total Expenses	<u>\$ 2,115,111.49</u>	<u>\$ 183,107.40</u>
Excess of Revenues Over/(Under) Expenses	\$ 44,889.51	\$ 183,273.43
Fiscal Year*		
*Fund Balances – October 1, 2024	\$ 97,178.67	
*Fund Balances – May 31, 2025	\$ 142,068.17	\$ 183,273.43
Pooled Reserve Total Balance October 1, 2024		\$ 1,111,881.10
		<u>97,178.67</u>
Total Pooled Reserve Balance May 31, 2025		\$. 1,209,059.77
<u>Not included in the pooled balance:</u>		
Marathona Reserve Fund Balance – October 2024		\$ 34,452.67
Reserve Revenue through April 30, 2025		10,000
RSV- Def Maintenance - Painting		
RSV- Def Maintenance – Pressure Cleaning		
RSV- Def Maintenance – Mulch		-3,520.00
RSV- Def Maintenance – Tree Trimming		<u>-1,855.00</u>
Marathona Reserve Fund Balance – April 30, 2025		\$ 39,077.67

Interest

555.09

\$ 39,632.76

Manager's Report

a. Guard Roof Status

Roof Smart has been selected to do the roofing of the guard house. A deposit has been sent to them. The permitting will start once they receive the deposit. Manager Gillespie is getting tile samples in the original terra cotta color.

b. Storm Water Drain Cleaning

Storm water drain cleaning has been completed near Wheelock. The main issue was debris buildup in the outlet of the pipes. An undocumented corrugated metal 48-inch pipe was found during the work. This needs to be examined. On Wheelock at the entrance of the cart path ground water was found leaking through the seams of the pipe.

c. Operating Budget Draft

There has been little change to the previous draft of the HOA Operating Budget for 2025/2026. The main hold-up now is the CLIS assessment increase for the common area irrigation. The HGRD will not be meeting on this until July 13-17, so we will not be able to finalize the budget until after then. This will require a special HOA Board meeting.

Old Business:

New Business:

a. Review of June Delinquency Report

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, 2 late notices and 3 reminder letters.

Manager's Report:**a. Guardhouse Roof Status**

Roof Smart has been selected to do the roofing. A deposit has been sent to them. Permitting will start once they have received the deposit. Manager Gillespie is getting tile samples in the original terra cotta color.

b. Storm Water Drain Cleaning

Storm Water Drain Cleaning has been completed. The main issue found was debris buildup at the entrance to the pipes. An undocumented corrugated metal 48 inch pipe was found during the investigation. This needs to be examined. On Wheelock at the entrance to the cart path ground water was found leaking through the seams of the pipe. This is not considered a serious issue.

c. Operating Budget Draft

There has been little change to the previous draft. The main hold-up now is the CLIS assessment increase. The HGRD will not be meeting on this until July 13-17, so we will not be able to finalize the budget until after then. This will require a special HOA Board meeting.

Old Business:

- a. Motion Approved for Platinum Group Security Contract

New Business:**a. Review of May Delinquency Report**

The total amount of our delinquencies as of May 19, 2025, is \$19,551.03 – this figure includes \$2,000 in fines assessed to lots 576 (\$1,000) and 143 (\$1,000). There are 3 attorney cases. Our accountant has sent no pre-lien notices (certified letters), 11 late notices and 3 reminder letters.

Motion to Adjourn:

There being no more business to discuss, a motion to adjourn was made by Jim Ingersoll, seconded by Jen Gruss, and approved unanimously. The meeting adjourned at 1:30 PM.

Respectfully submitted by William Beadle, Secretary.