

HOA Grounds Committee – Minutes

Date: December 11, 2025

Time: 1:00 PM

Location: Herons Glen HOA Conference Room

Chair: Rich Strout

1. Call to Order

The meeting was called to order by Rich Strout on December 11, 2025, at 1:00 PM.

2. Roll Call of Members

Members Present:

- Mary Wright – HOA Board Liaison
- Rich Strout – Co-Chair
- Joyce Forman – Co-Chair
- Susan Gregor – Secretary
- Mike Fell
- Sharon Petersen
- Dennis Rathburn
- Patty Sperduti

Present via Zoom:

- Joyce Gillespie – HOA Manager
- Lori Roy

Members Excused:

- Teresa Pipal
 - Sherry Wilhelm
 - James Lumb – Alternate
 - George Milot – Alternate
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3. HOA Reports

HOA Board Liaison – Mary Wright

- Denise Fell and Mary Wright were re-elected to the HOA Board at the Annual Meeting.
- All HOA committees presented their reports.

HOA Manager – Joyce Gillespie

- Thanked the committee for the thank-you card.
 - Reported that pine straw had been installed.
 - Asked about interest in applying pine straw twice per year at an estimated additional cost of \$35,000 annually.
 - Stated that she had not reviewed the four-foot rule in Kaidon.
 - A question was raised regarding whether the rule should be changed so mulch or gravel must be installed if the space along the entryway is 3 feet or less. The committee agreed the rules need to be changed.
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4. Residents' Requests / Requests Approved with Conditions Pending

- Zone 1: 4 received, 4 approved
 - Zone 2: 2 received, 2 approved
 - Zone 3: 2 received, 2 approved
 - Zone 4: 4 received, 4 approved
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5. Zone Captains' Requests for Escalation

- Zone 1: 0
- Zone 2: 1 – 1961 Corona
 - o Property cited in August, September, October, and November. Lawn conditions remain poor with excessive weeds.
- Zone 3: 0
- Zone 4: 0

The group addressed the need for better tracking and reporting of escalations with a suggestion to create a comprehensive list of violations for each zone.

6. Zone Captains' Reports on Tracking Yard Waste

- Zone 1: 0
 - Zone 2: 0
 - Zone 3: 0
 - Zone 4: 0
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7. Unfinished Business

- Results of Escalations – Joyce Gillespie will update next month.
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8. New Business

Zone 4 Beautification Award Submission

- The write-up for Michael and Patricia Krause will appear in the January newsletter.

Updates to HOA Standards

- Joyce Gillespie will review, critique, and respond to proposed updates.
- Joyce Gillespie will add a new standard (regarding 3-foot or less entryway beds exempt from plant requirement) to the standards update list.

Rich Strout thanked everyone for their efforts in keeping lawns in good condition and emphasized the importance of the committee's work.

9. Adjournment

The meeting was adjourned at 1:55 PM.

10. Next Meeting

January 8, 2026, at 1:00 PM, HOA Conference Room.

Respectfully submitted,

Susan D. Gregor, Secretary