

# Heron's Landing 3 & 4 Homeowner's Association Meeting

March 28, 2019

## Meeting Opening

- Introductions of each of the homeowners were made
- Meeting was called to order by Mike Hewitt at 6:35 p.m.
- Roll call via sign-in was conducted and determined that 64 voters were in attendance which did not meet quorum (77 required)
- At 6:36 p.m. the meeting was adjourned
- At 6:37 p.m., based on our bylaws, the meeting moved forward as the required 39 voters were present
- Previous minutes from 2018 meeting were read and approved

## Old Business

- No Old Business was discussed

## Financial Review by Robert Morrow

- There were no dues increases for 2019
- \$32,000 in Owners Equity
- Largest expense for the association is the Mowing Contract with Grass Assassins at ~\$13,800
  - Covers 26 mowings, bush hogging, weed control
- 4 street lights were added last year and 2 new ones are budgeted for this year
- New entry sign will be placed near the corner of Viscoe and Heron's Landing Dr
  - The cost is \$12,000 with half covered by the HOA and the other half covered by Stateson
  - The sign on Doral will be removed, only leaving signs on the entry ways to Heron's Landing

## Election of Board of Directors

- Jack Knarr's term as Member At Large expired, and he was nominated and elected to President of the Board of Directors with a term expiring 3/2022
- Audra Price was nominated and elected to the Board of Directors as Vice President with a term expiring 3/2022
- Mike Weightman retained his role as Secretary and is on the Board of Directors until 3/2021
- After discussion, it was determined to expand the Board back to 5 with 2 Members At Large
- John Wanschek was nominated and elected to the Board of Directors as a Member At Large until 3/2021
- Ralph Arthur was nominated and elected to the Board of Directors as A Member at Large until 3/2021
- Mike Hewitt will serve as Member Ex-officio for a one year term, ending 3/2020
- The HOA thanks Mike Hewitt and Ralph Arthur for their work and dedication over the past several years

## Housing Starts

- 16 lots had housing starts in 2018/start of 2019
  - 13 completed and 3 currently under construction
- 12 townhouses currently are having the infrastructure developed with the expectation that the first of the buildings will be available in August/September

## Bank Property

- As of 3/26/2019, the bank has donated multiple properties to Heron's Landing
  - ~3.5 acres along entrance to Heron's Landing Dr to our HOA (future home of our entry sign)
  - ~9 acres that includes the ballfield
  - ~2.5 acres of commons areas along and within the roadways of the Quarters
  - ~12 acres surrounding the pool to HOA 1&2
  - Stateson is looking at building on the ~43 acres owned by the bank and the ~66 acres EDA property near the HOA
    - The 43 acres falls within HOA 3&4
    - Todd will present to the neighborhood prior to going to the county for approval
    - Initially two entrances both going through the neighborhood with a third possibly going through Camrett Logistics

## Pulaski County Updates

- A special thank you goes out to Jonathan Sweet and Pulaski County for working with the HOA over the past year
  - Added Viscoe Road to the primary list for brine treatment during inclement weather
  - Helped HOA attain a Deer Population Reduction Permit (DPOP) on county owned land – reduction of 23 deer
  - Helped with the installation of 4 new street lights in Heron's Landing 3 & 4

## New Committees

- Recommended creation of new committees to increase engagement within the community
- Recreation Committee to address the ballfield, possible trails, exercise stations, etc.
  - Larry Marshall, Karl Pomrenke, Dave Ramsey, David Lane volunteered
- Social Committee/Welcoming Committee to arrange some get togethers through the year
  - Donna Knarr and Laura Hewitt volunteered
- Landscape Committee to beautify the additional spaces now controlled by the HOA
  - Karl Pomrenke, Diane Roberson volunteered
  - Going to determine if this should be combined with an existing committee in the Quarters – reach out to Charlotte Ramsey

## Fences

- No fences are allowed based on our covenants
  - Only exception is made for pools and hot tubs
- A discussion will be held to see if revisions should be made to allow specific fencing for gardens

## Pool

- David Neel of Q&N presented the idea of building a pool on the ~2.1 acres of property in the Quarters, and alternatives for that site if the pool is not approved to move forward
- If the pool is owned by the HOA, dues would automatically go up by \$400 on top of the existing dues and 15% increases or more would be required each year to reach a break even point for the pool
- By-laws would need to be re-written as it is vague regarding the pool and the pool would need its own rules and regulations
- A preliminary voice vote was held seeking interest on the pool
  - Based on the initial vote, the pool would not reach the 75% required for approval
- Dynamics could change if the 43 acres within HOA 3&4 is developed by Stateson and when the HOA 1&2 pool contract ends in 4 years, possibly allowing for an opt-in pool
- Alternatives for that spot could be a community center/workout facility, purchase by the HOA or an additional building of 5 townhomes
- A special meeting will need to be called specifically to discuss the pool
- Q&N is seeking a decision by August and support of the HOA for a zoning change if the pool is rejected
- The commercial building on Doral might become available as its primary tenant is no longer in business
  - This could be a potential site for a community center

## Stateson Feedback

- 17 different homeowners have had flat tires in the last few months with several (including the Secretary of the HOA) having multiple flat tires
- Significant amount of trash blowing through the neighborhood and getting stuck in the trees and on hillsides
- Machinery is being stored on the streets and is an eyesore
- Some of the sidewalks are not walkable

## Other Comments

- Dirt piles continue to be an eyesore, is there anything that can be done
- Please be sure to clean up after your pets

## Meeting Adjournment

- Jack Knarr thanked the previous board, welcomed the new members and provided his email to the neighborhood if anyone had questions – [jwknarr@msn.com](mailto:jwknarr@msn.com)
- The meeting was adjourned at 8:40 p.m.