



Blue Heron Bay

Property Owners Association
Newsletter

December 2019

A message from the POA President

2019 was an interesting year for Blue Heron Bay to say the least! The year included multiple turnovers of the elected board, numerous community-wide, heated email exchanges, as well as POA Board meetings full of tension and wild accusations! As the newly appointed POA Board President I witnessed firsthand, the anger and significant concern held by many residents during the October board meeting. Our quiet and beautiful community where everyone waved to each other had been turned upside down and by mid-year, we were also trending towards significant financial turmoil!

For the record, I do not have an allegiance to specific old board members, new board members, or any other specific community residents. Nor am I a “puppet” as the former POA Board President humorously continues to refer to me and the rest of the current board members.

My allegiance is to our beautiful community, the hidden gem that is Blue Heron Bay. My family and I are newer residents and we love living here. However, as an investor in this community, it was very difficult to watch the direction we were headed this year. As such, the newly appointed board and I made it our immediate goal to bring financial stability and value to our community. We stabilized the budget and reallocated funds to areas that benefit our community and home values. We also sought to move forward from the hostility and tension that plagued our neighborhood for so many prior months. We understand that every conflict requires two willing parties. It was time to move on and stabilize the financial turmoil.

Finally, the purpose of this newsletter is to recap major board and community activities from 2019 and to summarize the near-term goals for 2020. We have also included a brief explanation of the budget shortfall given the numerous requests by residents for this information. To be clear, however, the purpose of this newsletter is NOT to stir the pot and further divide our community. Simply put, there was no way to recap 2019 and discuss our budget without addressing some of the significant issues that polarized our community this year. Going forward we are eager to narrow our focus on the appropriate maintenance and improvements for this amazing community that we are fortunate enough to call home!

Tony Cook

BHB Property Owners Association - Year End Summary

The beginning of 2019 brought significant change to the Property Owners Association (POA) with 4 members of the board being replaced after serving for ten plus years.

Actions taken by the new board included the following to reduce community expenditures:

- Turning off the streetlights along Blue Heron Bay Dr from the front gate to Hwy 105
- Disconnecting the water from the front gate area and the original Blue Heron Bay sales office
- Eliminating plantings and maintenance of the major landscape area adjacent to the front gate
- Disconnecting an unused electrical meter

Unfortunately, savings related to the above-mentioned activities were negated by increased spending in the following areas:

Category	Avg Spend*	2019 Spend	Explanation
Legal	\$1032	\$7,034	Budget Deficit (\$6002)
Murphy LLC	-	\$2,350	Board requested 3 rd party legal review of POA regulations in an effort to remove the BHB declarant (Doug Joslyn) from the Architectural Control Committee.
Holt and Young POA Attorney	-	\$1,280	Despite having an agreed upon election process and voting standards, residents were encouraged to “cumulative vote” by residents seeking board positions in the Feb 2019 election. This was considered highly inappropriate by the existing board and unfortunately required legal review to confirm.
Holt and Young POA Attorney		\$3672	Multiple requests and questions to Attorneys about how to run the Association and what to do in certain circumstances
Holt and Young POA Attorney		\$632	Legal fees to recover unpaid assessments from delinquent owners
Meetings Expense	\$0	\$1500	Budget Deficit (\$600)
Board – Feb Elections	-	\$440	Board rented a room at Lone Star convention center, security, tabulator
Board - April	-	450	Board rented the VIP section at Hodge Podge, security
Board - June	-	310	Board rented Lone State convention center, security
Board Removal	-	\$300	Recall vote at El Bosque restaurant in downtown Montgomery (despite an offer to use the BHB building at no cost to the POA) tabulator
Accounting	\$0	\$1300	Budget Deficit (\$1300) Bookkeeping/Accounting responsibilities were maintained by the previous board since inception, with no expense to the POA.

***Previous** 5-year average spend

POA members voted in August to remove the 4 newly elected board members responsible for the significant budget shortfall. Unfortunately, the newly appointed board was left with a budget deficit of nearly \$7,000 and depletion of 33% of our contingency fund.

We reviewed numerous options for offsetting the budget shortfall and replenishing the contingency fund. These options included the following:

- A Special Assessment Fee ranging from **\$75-100** per lot owner
- An 9.9% increase in Annual POA Dues (\$50) **This increase will take 3 years to replenish the Contingency Fund**
- Seeking reimbursement for the misappropriated funds by responsible board members

In reviewing each option, our goal as a board was not to further penalize the property owners (by having them pay for the inappropriate use of funds by the previous board). Unfortunately, however, a 9.9% increase in property dues was agreed to be necessary at this point. Additional options will be explored as we continue into the new year.

Recent Maintenance Activities:

- Fall plantings at the front entrance and other common areas throughout the neighborhood were completed
- Various sprinkler repairs at the front entrance were made
- A water line was extended from the first turn on Blue Heron Bay Dr to the front gate area. Sprinklers were installed to maintain adequate moisture along the road (to help prevent road cracking)

Planned Activities for 2020:

- Repairs and potential replacement of the front gate security cameras
- Membership meeting for Board Election on February 12, 2020 at 7 pm.

Who to call:

Please let us know if you see a maintenance issue that needs to be addressed:

- Tony Cook (713) 822-6722, everything
- Mary Howard (936) 827-4365, landscape and sprinklers
- Lee Burson (713) 254-9326, front gate
- Scott Bergin (210) 482-0875, sprinklers
- Kathy Joslyn (936) 537-5768, ACC issues

Friendly Reminders:

- Please remind your guests to park as close to the curb as possible and never directly across from a vehicle parked on the opposite side of the road.
- The street may not be used as a permanent parking space. All vehicles must be parked in the garage or driveway

Congratulations!

The **Baker's** have broken ground on their beautiful home and hope to be moved in by this summer. Please introduce yourself and welcome them to the community!