

Minutes of the  
Blue Heron Bay POA Fall Board Meeting

Wednesday, October 23, 2013

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**Call to Order:**

The meeting was called to order at 8:15 PM at 17807 S. Blue Heron Circle, Montgomery, Texas.

**Board and Committee Members Attending:**

Lee Burson - Treasurer  
Jeremy Dozier - Vice President  
Mike Howard - President and Architectural Control Committee Member  
Mary Howard - Secretary  
Kathy Joslyn - Board Member and Architectural Control Committee Member  
Doug Joslyn - Architectural Control Committee Member

**POA Members Attending:**

Martina Dozier

**Current Business:**

The minutes from the summer board meeting was read and approved as written.

**Financial Report:**

The Treasurer presented the current financials to the board and reported significant progress on collections since the summer meeting. As of October 17, 2013 annual dues on all properties were paid in full with \$1,100 in current receivables for lots mowed by the P.O.A. As per current policy, late fees will accrue at the rate of 20% per quarter on all accounts greater than 90 days outstanding. The board reviewed and discussed the 2013 budget and determined that we have sufficient funds to cover projected expenses for the remainder of the year but noted that current revenue was not sufficient to build reserves to pay for future road repairs and emergency items such as gate repairs. After considering the fact that it had been two years since the last dues increase and that Section 6.01 of the BHB deed restrictions only allows for a maximum increase in the maintenance fees of ten percent per year, the board unanimously agreed that it would be prudent to increase the maintenance fees to \$480 per lot and \$240 for additional lots in 2014 so that we do not fall too far behind and require a special assessment to cover these future expenses. Transfer fees will also increase to \$480 and \$240 in the case of refinance. The billing statements will be mailed out during the first week in January and will be considered late on March 1, 2014.

**Landscaping:**

New timers were installed in August and Fall flowers were planted in all of the common areas in early October within budget. Christmas lights will be installed by the same company that stored the lights from last year sometime in late November.

**ACC Business:**

The ACC gave a brief update to the board and reported that there are currently no new construction permits pending but that they were aware of two potential new builds in Section two and one in Section one planned for late 2013/ early 2014. Doug Joslyn reported that he had sold the seven acres on the east side of the entrance to BHB to Jeff Steinkirchner who plans to build luxury townhomes on the site. The community will be gated and separate from BHB and could include as many as 44 units when fully developed.

**Deed Restrictions:**

The board discussed current violations and assigned action items to individual board members for follow up. The action item list will be sent to the board members separate from the minutes in order to respect the privacy of the affected property owners.

**New Business:**

The next board meeting will be set at a future date to be held sometime in December. There being no further new business, the meeting adjourned at 10:30 PM.

Respectfully submitted,

Mary Howard  
BHB POA Secretary