

Minutes of the  
Blue Heron Bay POA Fall/ Winter Board Meeting

December 13, 2012

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**Call to Order:**

The meeting was called to order at 8:30 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 were read and approved.

**Financial Report:**

The Treasurer presented the current financials to the board. As of December 13, 2012, three property owners remain unpaid, representing three lots and a total of \$2,590.56 outstanding in mowing, dues, late fees, and penalties. Late fees will continue to accrue at the rate of 20% per quarter on all accounts greater than 90 days outstanding. Mike Howard agreed to personally contact the two homeowners with outstanding accounts that reside in the community to discuss the possibility of setting up a payment schedule prior to the Board taking more aggressive collection measures which could include actions as serious as filing a complaint with the Montgomery County Clerk's office.

Following an extensive discussion of the current financials and the projected budget for 2013 and beyond, **the board unanimously voted to keep the 2013 annual maintenance fees the same as last year.** Accordingly, the 2013 maintenance fees will be assessed at the current rate of \$440.00 per lot and \$220.00 for additional lots. The billing statements will be mailed out during the first week in January and will be considered late on March 31, 2013.

While we are projected to end the year with a slightly positive cash flow and our year end operating cash, reserves, and receivables currently total \$22,952.73, there is some concern that projected revenues may not be sufficient to build the reserves required to cover

unexpected expenses such as road and gate repairs in the long term (5 plus years out). We have experienced increased expenses related to the drought during the past two years and the roads have noticeably deteriorated during that timeframe. However, after much discussion on the subject between the board and the ACC, the board agreed that it would be prudent to hold the annual maintenance fees at the current rate for at least one more year so that the situation could be monitored and better quantified.

### **Landscaping:**

Fall flowers were planted and maintenance of all of the beds in the common areas was completed prior to the Thanksgiving holidays as approved during the summer board meeting. Low voltage lighting was also installed in the beds located in the first turn coming into the subdivision. Doug Joslyn agreed to work with the landscaping committee to secure an estimate to get power run to the areas where the low voltage lighting was installed to further improve upon the illumination of these areas. No further landscaping expenditures will be necessary until April of next year when spring flowers are due to be planted.

### **ACC Business:**

The ACC reported that the new construction on lots 6 and 7 in Section One is substantially complete and that there are currently no new building applications are pending.

### **Bridge Repairs:**

The road sections adjacent to the bridge were saw cut as discussed and approved during the summer board meeting. The hydration system is currently turned off and we are continuing to monitor the level of the road sections adjacent to the bridge. The hope is that the road sections will rise when the lake level rises to normal with the return of seasonal winter and spring rainfall.

### **Entrance Gate Repairs:**

Gate repairs were completed within budget as approved during the summer board meeting. There is a minor corrosion issue on the bottom of the gate and an estimate to repair will be obtained prior to the next board meeting. The gate codes will be changed during the month of January. Information concerning the new gate codes will be distributed separately from the minutes for security reasons since the minutes are posted on our website.

### **Deed Restrictions:**

Loose dogs in the neighborhood have recently become a major problem, with several reported incidents of dogs soiling and damaging resident's property and threatening and frightening children and adults alike. In order to better protect the safety and rights of our residents, the board unanimously voted to establish a \$100.00 per dog per incident fine for habitual offenders. Warning letters will be sent to the households that habitually violate section 3.25 of the BHB deed restrictions and fines will be levied for future violations.

**New Business:**

The annual meeting and general election is tentatively set for Tuesday, February 5<sup>th</sup> at 7:30 P.M. in the Blue Heron Bay Building. All of the current Board members have volunteered to serve another year. Should anyone else wish to run for a Board position, please contact a current Board member before January 1, 2013 to discuss the possibility of putting your name on the ballot. However, if there are no other candidates or agenda items for the general meeting, as has been the case for the last two years, we will forego the expense of sending out ballots and we will not go thru the motions of holding the annual meeting and general election.

There being no further new business, the meeting adjourned at 10:30 P.M

Respectfully submitted,

Mary Howard  
BHB POA Secretary