

Minutes of the Blue Heron Bay POA
1st Quarter Board Meeting
February 25, 2015

The meeting was called to order at 7:40 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 – Board Member and Landscaping Committee Lead
Cathy Hengst - Secretary
Kathy Joslyn - Board Member and Architectural Control Committee Member
Doug Joslyn - Architectural Control Committee Member

POA Members Attending:

None

Current Business:

The minutes of the 4th quarter 2014 board meeting were approved as written with one minor typo noted and corrected.

Financial Report:

The Treasurer presented the current financials to the board. As of February 25, 2015, dues appear to be on track for payments for 2015. Dues are not considered late until March 1, 2015. Late notices and fees will be sent out at that time. Available cash and receivables in the POA Operating Budget is \$34,121. After adjusting for refundable building deposits this is expected to cover the budgeted items for 2015.

Old Business:

No major action items were carried over from 2014. Schedule of standard fines for BHB will be posted on the BHB POA website.

Speeding:

Speeding in the community has increased over the past few months. It is our desire to protect the children, pets and community members by encouraging homeowners, guest and contractors not to speed through the community. The board has voted to implement a \$500.00 fine for habitual speeding. Property owners are responsible for the actions of their guests and contractors. We encourage community members to email the secretary at secretary@blueheronbay.org with any complaints of speeding. The board will review and

document all complaints and take action with the assistance of the POA's attorney when necessary.

Gate:

The two security cameras that we currently have installed are doing a great job of capturing the vehicles however it is not possible to clearly read license plates with such a wide focus. . It was advised that adding two additional cameras would provide a clear picture of the license plates on vehicles coming in and out of the neighborhood. Lee will be working with the security company to have additional cameras installed and the Board approved the budget based on the estimate provided by Compass security. Jeremy Dozier will be ordering a supply new gate remotes for new homeowners.

Landscaping:

The Board unanimously approved a budget of up to \$3,000 for maintaining the beds and planting spring flowers in the existing common areas. This work will be scheduled to take place during the first part of April.

ACC Business:

The ACC gave a brief update to the board and reported the following recent activities. Guards for the storm sewer drains were suggested by a homeowner to provide safety for children and pets. It was discussed that the roads were built by county specs. Any additional modifications would have to be submitted and then approved by the county. At this time we will not be petitioning the county to modify the storm sewer drains.

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 Mid-May 2015. There being no further new business, the meeting adjourned at 9:30 PM

Respectfully submitted,

Cathy Hengst
BHB POA Secretary