

Minutes of the Blue Heron Bay POA
1st Quarter Board Meeting
June 30, 2016

The meeting was called to order at 7:50 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:

Martina Dozier

Current Business:

The minutes of the 4th quarter 2015 board meeting were approved as written.

Financial Report:

The Treasurer presented the current financials to the board. Available cash and receivables in the POA Operating Budget is \$25,325. All homeowners annual dues have been paid. All that is outstanding is late fee in the amount of \$180.00. Water bills have been lower this year due to rain fall. Water bills have been about \$1,000 less to date.

Old Business:

Action items were reviewed.

Gate:

Gate codes will be changed effective August 15th. The new gate code will be emailed out to property owners. If you need new or additional gate openers Jeremy Dozier can help you with those. Gate openers are 20.00 each.

The board approved minor repairs to the gate including painting.

Please help secure our community and keep watch. If any solicitors or people are seen entering the gate with out the code please call the constable or 911. The POA is prepared to press charges for trespassing.

Reminder to all residents if you have an incident or need footage from the gate cameras please contact Jeremy Dozier or Lee Burson immediately. Data is archived for 13 days and must be retrieved prior to that time.

Landscaping:

Spring flowers were planted in late April. Due to the rain problems with the deer eating the vegetation we had to replace some plants. Plants are being sprayed to deter deer however with the rain it likely washed it away. Fall planting will go in Late October.

ACC Business:

The ACC gave a brief update to the board. There are currently have two homes under construction in section one. One home should be completed in the next month.

The Declarant, Doug Joslyn, indicated that he intends to retain control of the Architectural Control Committee for the foreseeable future as we anticipate the continuance of one or two new builds per year going forward.

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.

BHB Website:

The board investigated a private forum for BHB property owners. The approximate cost would be \$5800.00. The board felt that the property owners would prefer to use the funds in other areas. Blue Heron Bay POA does not endorse the Next Door App or website due to security issues.

New Business:

The board is in the process of getting bids to repair the bridge in section II. It has quite a bit of damage from the rising waters and floods in April and May.

After looking over the current by laws and discussing with the POA's attorney the board has made the decision to maintain the current by laws for the time being. If they need to be amended this will be considered at a later date.

The Blue Heron Bay National Night out is scheduled for October 4th from 6-8pm at 321 Blue Heron. Dr. Rudy's BBQ & soft drinks will be provided by the P.O.A. All property owners

and families are invited to attend. This will be a great time to come out and meet your neighbors. We have planned to contact the police dept again this year to come out and speak.

Jeremy Dozier will be planning a Spring community crawfish boil in March. We are looking for community members to help organize a Holiday community night. Please email secretary@blueheronbay.org if you would like to organize or help with this event.

The next board meeting will be held in September.

Respectfully submitted,

Cathy Hengst
BHB POA Secretary