

Minutes of the
Blue Heron Bay POA 2nd Quarter Board Meeting

June 26, 2014

Call to Order:

The meeting was called to order at 8:00 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 of the 1st quarter 2014 board meeting were approved as written.

Financial Report:

The Treasurer presented the current financials to the board. As of June 25, 2014 all accounts were current with no outstanding receivables. Current cash on hand is \$22,717.75 greater than this time last year and available cash is 6,717.75 greater than this time last year after adjusting for \$16,000 of refundable building deposits.

BHB Website:

Jeremy Dozier reported that the transfer of control from the outside administrator to the P.O.A. is now 100% complete. The P.O.A. now owns the website domain. This change was necessary to ensure the security of website and will also help control our costs and provide for more timely updates to the site going forward.

Landscaping:

The Board unanimously approved a budget of \$175 per month to have all of the beds in the common areas regularly maintained. The landscaping committee reported that spring flowers were planted during the first week of April. The work included expanding and connecting the beds at the front of the subdivision and replacing some bushes that had died. A nominal

budget was approved to remove the asphalt and sod the strip of common land immediately before the bridge in the middle of the subdivision in order to improve the overall general appearance of the community, with the work planned to take place in the month of July.

ACC Business:

The ACC gave a brief update to the board and reported the following recent activities. Approval was granted for the construction of a new build lake front home in Section One, one new build was recently completed in Section Two and that construction on a second new build in section two was nearly complete.

There was a brief discussion concerning a member's request that the Board consider the possibility of installing grates or bars on the openings of all of the storm sewers in the neighborhood to prevent the possibility of a child or pet crawling or falling into the storm sewer. The general consensus was that the street should not be used as a playground and that any type of covering would catch debris and potentially cause problems during heavy rain storms. No action taken pending further information or complaints concerning this issue.

Bridge and Road Repairs:

Asphalt was successfully used to level out the bumps before and after the bridge in the middle of the subdivision and appears to be holding up very well. Repair of the other sections of road that are deteriorating will be performed once construction of the two new builds in Section two are complete.

Gate Management: Jeremy Dozier volunteered to be the primary contact for the management of the gate going forward. The board wishes to recognize and thank Charles Laine for his many years of service in performing this function up to this point.

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.

Speeding/ Neighborhood Safety:

Speeding and reckless driving has once again become a problem in the neighborhood. **Please remind each driver in your household, as well as your guests, delivery personnel, and contractors that our speed limit is 20 MPH.** In the interest of the overall safety of community, the board will be forced to consider fines for property owners who have residents and guest that continue to flagrantly violate this particular covenant. The board encourages all residents to document and report to a board member the specifics of repeated blatant violations going forward. Also, property owners are encouraged to provide off street parking to their residents and guest whenever possible, as street parking provides blind spots that increase the danger of children or pets being unseen by vehicles traveling through our community. The alternatives to all P.O.A. members effectively controlling the drivers traveling to and from their properties are all expensive and unpleasant. We recently spent the

P.O.A.'s money to eliminate the bumps at the bridge in the middle of the subdivision and now the poor behavior of a few is forcing the Board and the ACC to reconsider the need to install speed bumps in certain areas of the neighborhood. The board will continue to carry this as a standing agenda item until such time that an effective resolution is found.

Legal:

The board unanimously approved the retention of the firm of Holt and Young, Attorneys at Law to assist the P.O.A. with the enforcement of the BHB deed restrictions going forward.

New Business:

The next board meeting will be set at a future date to be held sometime in late September. There being no further new business, the meeting adjourned at 10:00 PM

Respectfully submitted,

Mary Howard
BHB POA Secretary