

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

September 23, 2014

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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:

None

Current Business:

The minutes of the 2nd quarter 2014 board meeting were approved as written.

Financial Report:

The Treasurer presented the current financials to the board. As of September 22, 2014 all accounts were current with no outstanding receivables. Current cash on hand is \$19,797.95 greater than this time last year and available cash is 11,797.95 greater than this time last year after adjusting for \$8,000 in refundable building deposits.

Landscaping:

Fall flowers will be planted in all of the common areas prior to the Thanksgiving holidays. The Board unanimously approved a nominal increase in the budget to include work to add fill dirt in the low spots that currently hold water in the reserve area in the middle of the subdivision. This work will eliminate the unsightly ruts in the reserve caused by mowing and the standing water.

ACC Business:

The ACC gave a brief update to the board and reported the following recent activities. Construction has begun on a new build lakefront home in Section One and the ACC is currently in discussions with a property owner concerning a second lakefront new build in

Section one. Plans for a boat slip have been received for that particular property and are currently under review. The builder's \$8,000 deposit from one of the recently completed new builds in Section Two was retained to offset damages caused by the construction activities. Those funds will be used to mitigate damages to the neighboring property, roads, and the siltation of the lake.

#### Road Repairs:

The Board unanimously agreed to accept a proposal for \$1200 to repair a damaged section of the road just beyond the bridge in the middle of the subdivision.

#### Gate Management/ Security:

The board unanimously approved a budget of \$6,000 to install a security camera system at the front gate and is in the process of working out the technical details of the installation with the successful bidder, Compass Security. The installation should take place sometime in October. Video Surveillance warning signs will also be posted as an added deterrent.

The board also discussed additional measures to eliminate unauthorized entry to the subdivision thru the front gate. The board unanimously agreed to minimize the cycle time both the incoming and outgoing gates and is exploring the possibility of installing directional spikes on the outgoing gate to help eliminate unauthorized entry. A separate communication soliciting feedback from the community on this subject will be sent out soon.

#### National Night Out Against Crime:

The Blue Heron Bay National Night out against Crime and Community Block Party is scheduled for October 7, 2014 from 6:00 to 8:00 P.M. on the lot located at 321 Blue Heron Drive in the middle of the Subdivision. All Blue Heron Bay Property Owners and their families are invited. Rudy's BBQ and soft drinks will be provided by the P.O.A.

#### Fire Hydrants

The board discussed the need to replace the missing blue reflectors in the street on several of the fire hydrants in the subdivision. Doug Joslyn volunteered to take responsibility for getting them replaced.

#### 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. The board will continue to carry this as a standing agenda item until such time that an effective resolution is found.

#### BHB Website:

The official Blue Heron Website for community information is [www.blueheronbay.org](http://www.blueheronbay.org). The Board is aware of but has not endorsed the social media site, Nextdoor, that Charles Laine

has recently been promoting to the BHB Membership. The Board is very concerned with the long term security of the information currently being gathered by the company Nextdoor. The company, Nextdoor, is based in San Francisco, California and currently employs over 100 highly paid professionals. They recently obtained over \$100 Million in funding from several different Venture Capitalists. The company is not currently generating any revenue. Nextdoor makes bold claims on their website that they will never sell information for advertising purposes or charge their membership, but that business plan is simply not sustainable. The local advertising market is estimated to be worth in excess of \$15 billion. The only logical way for the investors in this company to recoup their substantial investments are for the company to begin selling your contact information once their database reaches critical mass. Charles has agreed to meet with Board to discuss these concerns.

#### 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.

#### Legal:

Nothing pending

#### New Business:

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

Respectfully submitted,

Mary Howard  
BHB POA Secretary