

Minutes of the
Blue Heron Bay POA 4th Quarter Board Meeting

December 18, 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:

None

Current Business:

The minutes from the 3rd quarter board meeting were read and approved as written.

Financial Report:

The Treasurer presented the current financials to the board. As of December 18, 2014, we have no outstanding receivables. Current available cash less designated reserve funds and refundable building deposits is \$10,838 year end 2014 versus \$8,214 year end 2013. The board unanimously voted to keep the annual membership dues and fees the same as they have been for the last two years. Accordingly, annual dues will be \$480 per lot and \$240 for additional lots in 2015 and transfer fees will be \$480 per transaction and \$240 in the case of refinance. The 2015 billing statements will be mailed out before year end and will be considered late on March 1, 2015.

Landscaping:

Christmas lights were installed by Juan Barron and Company in late November at a cost nearly twice the budget of \$500 due to a large number of the lights that we own being lost and damaged during storage. A concession of 50% on the labor costs was offered and accepted, but still only partially offset the cost of replacement lights. As a result, an alternate vendor has been identified to store and install the lights next year. The board also approved a nominal budget to power wash the Blue Heron Bay signs located adjacent to Highway 105.

No further landscaping expenditures will be necessary until April of next year when spring flowers are due to be planted and the common areas maintained.

ACC Business:

The ACC gave a brief update to the board and reported that a second new build located at 277 Blue Heron Drive in Section One has been approved. Doug Joslyn reported that blue reflectors have been ordered to replace the missing ones adjacent to several of the fire hydrants located within the subdivision and will be installed as soon as they arrive.

Road Repairs:

The damaged section of road just beyond the bridge in the middle of the subdivision was repaired efficiently and economically at the end of September, further validating the Board's previous assumptions that a large road repair fund is not necessary.

Entrance Gate Security:

Security cameras were installed to monitor traffic in and out of the entrance gate at the front of the subdivision during the month of November. The system is fully operational and capable of storing video data for approximately 30 days before it is overwritten. Should an incident occur within the subdivision that warrants a review of this video data, please notify a board member as soon as possible so that any pertinent video data can be captured and preserved. We have a service contract in place with the company that installed the security cameras and they are experienced at capturing video evidence in a format preferred by our local law enforcement agencies.

Deed Restrictions:

The board discussed current violations and assigned action items to individual board members to 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 annual meeting and general election is tentatively set for Tuesday, February 3rd at 7:30 P.M. in the Blue Heron Bay Building. All of the current Board members have volunteered to serve another year in their current positions with the exception that in order to better split up the workload, the recommendation was made to add a sixth Board Member. Cathy Hengst has graciously volunteered to serve as secretary in 2015, which will allow Mary and Kathy to focus their time on their landscaping and decorating roles and responsibilities for the community. Should anyone else wish to run for a Board position, please contact a current Board member as soon as possible, but no later than January 15, 2015, to discuss the specific position that you are interested in and your desire to have your name put 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 four 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 10:00 P.M

Respectfully submitted,

Mary Howard
BHB POA Secretary