

Minutes of the Blue Heron Bay POA
4th Quarter Board Meeting
December 17, 2015

The meeting was called to order at 8:35pm 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 3rd 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 \$19,180. This year we have had additional legal fees to update the bylaws and continuous repair to the bridge. In order to stay within budget for 2016 there was an vote to raise dues to \$520.00 per lot, this is an increase of 8.5%. Second lots will remain at 50% of first lot. This will allow for an additional \$2,700 for operating expenses. Lee Burson made the motion, Jeremy Dozier second the motion.

Old Business:

Action items were reviewed.

REMINDER: 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:

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:

Fall flowers were planted in late November. Due to the problems with the deer eating the vegetation we are having the plants sprayed with an environmentally friendly repellent to deter this in the future. Spring planting will go in Late March early April.

ACC Business:

The ACC gave a brief update to the board. No current action needed.

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 Blue Heron Bay annual Property owners meeting is scheduled for Tuesday, February 2, 2016, 7:30pm. It will be held at 18001 Highway 105 West (Blue Heron Bay Building).

The board is in the process of working with our attorney to finalize the bylaws to make sure they comply with the legislature and new laws that went into effect September 1, 2015.

Respectfully submitted,

Cathy Hengst
BHB POA Secretary