

Minutes of the Blue Heron Bay POA
Fall Board Meeting
December 6, 2017

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
Mike Howard - President and Architectural Control Committee Member
Mary Howard –Landscaping Committee Lead
Kathy Joslyn - Board Member and Architectural Control Committee Member
Doug Joslyn - Architectural Control Committee Member
Cathy Hengst - Secretary

POA Members Attending:

None

Current Business:

The minutes of the 4th quarter 2016 board meeting were approved as written.

Financial Report:

The Treasurer presented the current financials to the board. We expect to end the year with a balanced operating budget. The board has worked to create a balanced budget and dues will not be raised for 2018.

Currently there are two lots with past due POA fees and one resident. The board is working to collect the dues and past due fees.

Old Business:

Action items were reviewed.

Gate:

Maintenance for the gate was approved and will be taking place in the first quarter of 2018. This will include rail repair, paint and maintenance on the bird on the main entrance sign.

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:

Fall flowers and mulching in early November. The POA decorated the entrance for both fall and Christmas.

ACC Business:

The ACC gave a brief update to the board. There is currently one home under construction in section two.

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.

New Business:

The board is contact with the Charlie Riley and the county regarding the bridge repairs needed outside of the community. The board endorses Charlie Riley and expects the repairs to be taken care of by the county.

Invoices will be mailed for 2018 POA dues on or about January 1, 2018.

The board will be hosting a community Crawfish boil in the Spring and National Night out in October.

The next board meeting/elections will be held in the first quarter of 2018. The board is looking for a venue to hold the POA meeting.

Respectfully submitted,

Cathy Hengst
BHB POA Secretary