

Minutes of the  
Blue Heron Bay POA Spring Board Meeting

March 26, 2012

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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 – Not Present  
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

**Current Business:**

The Secretary read the minutes of the 4<sup>th</sup> quarter board meeting and the annual meeting and general election. Both sets of minutes were approved as read.

**Financial Report:**

The Treasurer presented the current financials to the board and reported collections on tract with last year but with a slightly higher balance due to two property owners with accounts outstanding greater than 365 days. As of March 26, 2012, ten property owners were unpaid, representing thirteen lots and a total of \$7,576 outstanding in late fees and dues. Dues were considered late on March 1, 2012 and notices with late fees included were recently sent out. The board discussed and assigned action items to address the possibility of placing liens on the two properties with outstanding balances over 365 days. The board also reviewed and discussed the 2012 budget and determined that we have sufficient funds to cover projected expenses assuming that collections continue to progress as anticipated.

**Old Business:**

No action items were carried over from 2011.

**Landscaping:**

The Board unanimously approved a budget of up to \$2500 for maintaining the beds and planting spring flowers in the existing common areas. This work will be scheduled to take place during the month of April.

**ACC Business:**

The ACC gave a brief update to the board concerning current permit and construction activity in the community. The new build in Section Two was recently completed to the satisfaction of the Committee. Construction commenced early this year on the new build on lots 6 and 7 in Section One. Due to problems associated with the major renovation in Section Two and to better protect our members going forward, the ACC recommended and the board approved a motion to require the same requirements as a new build for future projects of this nature, including a \$5,000.00 building deposit.

**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.

**Road Repairs:**

The Board and the ACC jointly discussed the aging roads in BHB and the approximate cost of repairs that could be reasonably anticipated going forward. It was determined that current reserves are sufficient to cover anything that can be reasonably anticipated in the near future given the current condition of the roads.

**New Business:**

The next board meeting will be set at a future date to be held sometime this summer. There being no further new business, the meeting adjourned at 9:30 PM

Respectfully submitted,

Mary Howard  
BHB POA Secretary