

Minutes of the  
Blue Heron Bay POA Spring Board Meeting

March 27, 2013

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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:**

Martina Dozier

**Current Business:**

The minutes of the 4<sup>th</sup> quarter board meeting were approved as written.

**Financial Report:**

The Treasurer presented the current financials to the board. As of March 27, 2013, ten property owners remained unpaid representing \$6,700 in dues, mowing, late fees and penalties. Dues were not considered late until March 31, 2012 and notices with late fees included are scheduled to be sent out April 1<sup>st</sup>. Going forward the board unanimously agreed to move up the due date to March 1<sup>st</sup> in order to provide for more timely collections and a more meaningful first quarter financial report. Current spending is flat with 2012. The board unanimously approved an expenditure of \$262.00 to update the accounting software that is being used to maintain the BHB books.

**Old Business:**

No action items were carried over from 2012.

**Landscaping:**

The Board unanimously approved a budget of up to \$3,000 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 and represents an increase of \$500 over the 2012 budget to account for the need for additional soil in the beds.

**ACC Business:**

The ACC gave a brief update to the board and reported that there are no new construction permits pending. The ACC and the board jointly discussed and reaffirmed the fact that the maintenance of the bulkheads are the responsibility of the individual adjacent property owners and that the presence of a penetration to accommodate the storm sewer drainage pipes does not affect that responsibility. Further, it was discussed that those individual property owners with bulkheads adjacent to their property have control over preventative maintenance actions to counter the effects of settling and the drought and that it would not be appropriate to consider using general POA funds to make repairs of this nature.

**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.

**Bridge/ 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 bridge and roads and that no immediate action is required.

**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