

Minutes of the
Blue Heron Bay POA 1st Quarter Board Meeting

March 27, 2014

Call to Order:

The meeting was called to order at 7:40 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 of the 4th quarter 2013 board meeting were approved as written.

Financial Report:

The Treasurer presented the current financials to the board. As of March 27, 2014, three property owners remained unpaid representing \$1,735.20 in dues, mowing, late fees, and penalties. Dues were not considered late until March 1, 2014 and notices with late fees included have been sent out. Current cash on hand is \$23,014.38 greater than this time last year and available cash is \$7,014.38 greater than this time last year after adjusting for \$16,000 of refundable building deposits.

Old Business:

No major action items were carried over from 2013. Jeremy Dozier is continuing to work with the current web administrator to transfer control to the board, which will result in a nominal savings and better control over the timeliness of our updates when complete.

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 first part of April and will include the addition of a new Pindo Palm by the

front gate. A nominal budget was also approved to provide monthly weeding of the beds in the common areas.

ACC Business:

The ACC gave a brief update to the board and reported the following recent activities. Approval was granted for the construction of a boat dock in Section Two, construction is currently underway on two new builds in Section Two, and a lake front property owner in Section one is in the process of submitting building plans with a target start date of sometime in the second quarter.

Bridge and Road Repairs:

The Board and the ACC jointly discussed the current situation with the road beds adjacent to the bridge between Sections one and two and decided that the road beds had probably risen as much as they were going to rise with the lake levels now only a few inches below pool. The board unanimously approved a nominal budget to level out the bumps between the four sections of road bed adjacent to the bridge with asphalt. This work will be done in early April in conjunction with the spring landscaping maintenance. Repair of the other sections of road that are deteriorating will be considered once construction of the two new builds in Section two are complete.

Gate Repairs: Lee Burson reported that repairs to the front gate were complete and that a new backup battery had been installed at a total cost of \$475 for parts, labor, and the new battery.

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 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 10:00 PM

Respectfully submitted,

Mary Howard
BHB POA Secretary