

Minutes of the
Blue Heron Bay POA Summer Board Meeting

August 8, 2012

Call to Order:

The meeting was called to order at 8:30 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

Current Business:

The minutes from the spring board meetings were read and approved.

Financial Report:

The Treasurer presented the current financials to the board and reported significant progress on collections since the spring meeting. As of July 30, 2012, only three property owners were unpaid, representing three lots and a total of \$1,980 outstanding in mowing, dues, late fees, and penalties. Late fees will continue to accrue at the rate of 20% per quarter on all accounts greater than 90 days outstanding. The only remaining over 365 day account (\$1,152) is currently for sale at a reduced price and it was discussed that we will soon collect at closing thru the title company. The board also reviewed and discussed the 2012 budget and determined that we have sufficient funds to cover projected expenses while maintaining appropriate reserves.

Landscaping:

Spring maintenance and flower planting in the common areas was completed within budget during the month of April. Kathy Joslyn made a motion and the Board unanimously approved a budget of up to \$1,000 to install additional landscape lighting and maintenance and fertilizing to improve the appearance of the common area in the first turn coming into the subdivision (across the street from the Kolstad's house). A nominal budget consistent with what has been done in the past was also approved for planting fall flowers and maintaining all of the remaining beds, which will be scheduled to be done prior to the Thanksgiving holidays.

ACC Business:

The ACC gave a brief update to the board concerning current permit and construction activity in the community. The remaining new construction on lots 6 and 7 in Section One is nearing completion. Due to problems associated with several of the recent new builds and to better protect our members going forward, the ACC recommended and the board approved a motion to increase the building deposit required on new construction from \$5,000 to \$10,000 with \$8,000 refundable upon successful completion, with the exception that the deposit required on major renovations that require the placement of a dumpster will remain at \$5,000 with \$4,000 refundable upon successful completion. This increase is consistent with the increases in building deposit requirements that have taken place over the last 13 years as the development in BHB has matured and property values have increased. The application form has been updated on the BHB website to reflect these changes. All other fees remain the same as before, including the annual maintenance fees of \$440 for the first lot, \$220 for additional lots and a transfer fee of \$400 (\$200 in the case of refinance).

Bridge Repairs:

The Board unanimously approved a budget of up to \$1,000 to saw cut the adjacent road sections to allow the hydration system to bring the road sections up even with the bridge located between sections one and two.

Entrance Gate Repairs:

During a recent power outage, the automatic backup system only partially opened the front gates. As this is a safety concern, the Board unanimously approved a budget of up to \$1,500 to repair the problem. Once the current new construction is complete, the gate codes will be changed for security purposes and a separate email will be sent out with the new codes to all BHB members. Going forward, Jeremy Dozier will be the primary contact for problems with the front gate and Lee Burson will be the secondary contact. Contact information can be found on the BHB website.

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 fall. There being no further new business, the meeting adjourned at 10:00 PM.

Respectfully submitted,

Mary Howard
BHB POA Secretary