

Minutes of the
Blue Heron Bay POA Summer Board Meeting

June 12, 2013

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

POA Members Attending:

Martina Dozier

Current Business:

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

Financial Report:

The Treasurer presented the current financials to the board and reported significant progress on collections since the spring meeting. As of June 12, 2013, only two property owners were unpaid, representing 2 1/2 lots and a total of \$650 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 board also reviewed and discussed the 2013 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 May and power was run and additional lighting was installed to highlight the landscaping in the common area in the first turn coming into the front of the subdivision. 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. A nominal budget was approved to install new timers to help control our water bill and the Board also unanimously approved the purchase of 50 new flags for

use in decorating for the fourth of July, decorations for Halloween, and the use of the same company that was used last year to install and store the Christmas lights for the neighborhood.

ACC Business:

The ACC gave a brief update to the board and reported that there are no new construction permits pending. The ACC also reported that they continue to monitor the situation with Colin Edwards' Texas Tornado Boot Camp, a 20 acre commercial facility located approximately one half mile southeast of Blue Heron Bay that contains a dirt bike track and rifle range. Red Clay from the dirt bike track has been washing into the creek that enters Blue Heron Bay between Sections one and two. Doug Joslyn has been in communication with Colin Edwards and Colin has promised to take the measures necessary to eliminate the run-off into BHB. The majority of the gun fire and explosions that can be heard from the subdivision on weekends is originating from this facility. While the ACC continues to explore and discuss options with local law enforcement and various regulatory agencies, the Board feels that it is important for all BHB residents to be aware of the source, in the event that it becomes necessary to initiate a petition to one of these agencies in the future to attempt to curtail some these nuisance activities. A better understanding of some to the specific activities currently taking place at this facility can be gained by viewing their website at www.texastornadobootcamp.com.

Road/ Bridge Repairs:

The Board and the ACC jointly discussed the aging roads in BHB and the approximate cost of the repairs that could be anticipated going forward. This has become a standing agenda item. It was decided that it would not be advisable to replace the sections of road on either side of the bridge at the current time since the concrete has not yet cracked and that the current situation provides a speed bump on the longest straight away in the subdivision. After a lengthy discussion on this subject, it was decided to continue to monitor the situation and to obtain bids to replace a section of the road that is badly cracked further up the hill from the bridge to better understanding of the costs involved.

Entrance Gate Repairs:

The Board unanimously approved a nominal budget for Lee Burson to order a corrosion inhibited reflective paint for the front entrance gate.

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