

Minutes of the  
Blue Heron Bay POA Winter Board Meeting

December 19, 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:**

None

**Current Business:**

The minutes from the Fall Board Meeting were read and approved as written.

**Financial Report:**

The Treasurer presented the current financials to the board. As of December 19, 2013, annual dues on all properties were paid in full with one lot owner paid in advance for 2014. Current available cash less designated reserve funds and refundable building deposits is \$8,213.56 versus \$9,557.73 year end 2012. As previously communicated in the 2013 Fall minutes, annual dues will be \$480 per lot and \$240 for additional lots in 2014. Transfer fees will be \$480 per transaction and \$240 in the case of refinance. The 2014 billing statements will be mailed out during the first week in January and will be considered late on March 1, 2014.

**Landscaping:**

Christmas lights were installed by Juan Barron and Company in late November. No further landscaping expenditures will be necessary until April of next year when spring flowers are due to be planted and the common areas maintained.

### **ACC Business:**

The ACC gave a brief update to the board and reported that the slab had been poured on one new build in Section two and that the application for a second new build was still under review. Construction of a boat dock in Section two was also approved.

### **Road and Bridge Repairs:**

The board noted that the road sections adjacent to the bridge between Section one and two had risen significantly proportionate with the rising lake levels. The hydration system is currently turned off and we are continuing to monitor the level of the road sections adjacent to the bridge. The hope is that the road sections will rise even with the bridge when the lake is completely full. The board also noted that a couple of sections of road in section two are continuing to rapidly deteriorate and will need to be repaired following the current construction activities. Doug Joslyn volunteered to obtain a repair estimate from one of his approved cement contractors.

### **Entrance Gate Repairs:**

There is a minor corrosion issue on the bottom of the gate. Lee Burson volunteered to obtain an estimate to repair from our approved contractors and the board unanimously approved a nominal budget to proceed with the repairs.

### **Deed Restrictions:**

The board discussed current violations and assigned action items to individual board members to 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 annual meeting and general election is tentatively set for Tuesday, February 4<sup>th</sup> at 7:30 P.M. in the Blue Heron Bay Building. All of the current Board members have volunteered to serve another year. Should anyone else wish to run for a Board position, please contact a current Board member as soon as possible, but no later than January 6, 2014 to discuss the possibility of putting your name on the ballot. However, if there are no other candidates or agenda items for the general meeting, as has been the case for the last three years, we will forego the expense of sending out ballots and we will not go thru the motions of holding the annual meeting and general election.

There being no further new business, the meeting adjourned at 10:00 P.M

Respectfully submitted,

Mary Howard  
BHB POA Secretary