

Minutes from the Blue Heron Bay POA

Executive Session

September 12, 2019

An executive meeting of the BHB Board was held at 18001 Hwy 105 West, Suite 102, Montgomery, TX 77356 on September 12, 2019. The meeting was called to order by Tony Cook-President at 6:35pm. A quorum was established as all board members were present except Mary Howards. Jeremy Dozier had to leave at 8:40pm for personal reasons.

Board Members Attending:

Tony Cook-President

Jeremy Dozier-Vice-President

Lee Burson-Treasurer

Dee Williams-Secretary

Scott Bergin-Director

Kathy Joslyn-Director

Agenda Items

1. Golf Carts- We discussed all the opinions brought up during the open meeting on August 29, 2019. This will be added to the next open board meeting agenda for a Board vote.
2. Review of fines-The board had an open discussion regarding the current fines and whether or not they are enforceable. This will be added to the next open board meeting agenda for a Board vote.
3. Parking and street signs- We had a discussion regarding the community concerns about parking on the streets. This will be added to the next open board meeting agenda for a Board vote.
 - a. July 29th vote on restrictions –We discussed the vote taken at the July 29th, 2019 open meeting regarding parking restrictions. This vote was to establish restrictions but those restrictions were not defined at that time and were not included in the vote.
4. Gate Security Cameras-Tony is going to reach out to some vendors to get quotes for new cameras to read license plate numbers. The current bids range from approximately \$900-\$1800. We are trying to find the best way to fix the cameras due to the current budget concerns but tabled the discussion until further information was provided.

5. The notes from the August 29th, 2019 open board meeting were accepted by the board. Jeremy agreed to post them to the BHB POA website once he received them via email from Dee. The updated BHB Board list and contact information was also reviewed and will be posted to the website.
6. Financials-The Board needed more information to adequately assess the current status of the financials. Lee is going to send out the 2017-2019 detailed financials for the board to review prior to the next executive session. As it stands, we will be \$6000-7000 short in operating expenses. There were thoughts as to money that might come in from home sales, gate repair, and the filed lien but these aren't guaranteed. We tabled further discussions until the next executive session so we could look at the financials in more detail. The next meeting was set for October 17th, 2019 at 6:30pm.
7. Maintaining the gate-There was a brief discussion of maintaining the area by the gate. There will need to be 400-600 feet of sprinkler line run with a current estimate of \$2800. There was also an open discussion regarding maintenance outside of the entrance gate. The issue of whether or not we are going to maintain outside the entrance gates will be added to the next open meeting agenda for a Board vote.
8. Having seven board members- We discussed the concern raised during the open meeting on August 29th, 2019 regarding the number of board members on the POA board and if it had ever been officially voted on. This will be added to the next open board meeting agenda for a Board vote.
9. We discussed a resident's concern over another resident continually having multiple cars parked on the street. A general letter will be sent out reminding the community to follow certain guidelines if parking on the street or having contractors working at their homes.
10. The current board signed a resolution provided by Tony Cook to terminate any rights with the Murphy Law Firm who were hired by the previous board and to have them turn over all their records to the current board members.

ACC Discussion of Violations

1. There were concerns regarding the aesthetics and placement of trampolines in residents' yards and how to address these issues that are in violation of the restrictions.
2. We discussed the issue of curb damage and having those area fixed.
3. The proper display of the Flag was tabled until a later time.
4. We discussed the issue of a boat that looks unkempt and not utilized.

Adjournment

At 9:25pm, Tony Cook adjourned the meeting which was seconded by Kathy Joslyn.