

Minutes of the
Blue Heron Bay POA 2nd Quarter Board Meeting

June 2, 2010

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 Secretary read the minutes of the previous meeting and they were approved as read.

Financial Report: The Treasurer presented the current financials to the board and reported that dues collections are progressing normally with only two property owner's dues remaining unpaid as of the meeting date. The board reviewed and discussed the 2010 budget and determined that we have sufficient funds to cover projected expenses and that we are continuing to build a healthy contingency fund.

Architectural Control Committee Business: The Declarant (Doug Joslyn) reported that Nick Picklo has resigned his position on the Architectural Control Committee and that Mike Howard has been appointed to serve as a member of the Architectural Control Committee. Lee Burson reported that the application had been filed with the association's insurance company to add the ACC to the existing policy, but that he had not received a response from the Association's agent as of the meeting date. Mike Howard volunteered to obtain a competing bid from another agent for comparison and consideration by the board. After careful consideration and discussion, the Board and the ACC unanimously agreed to allow a single builder's sign at the entrance of each new construction site to distinguish between the multiple construction sites currently underway. Future building sign allowances will be considered on a case by case basis and will be specified on the individual building permits.

Landscaping/ Sprinkler Systems: The landscaping committee reported that spring maintenance and planting was complete and under budget.

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. It was also noted that several lots were in need of mowing. The association will serve notice and bill the offending lot owners for mowing with penalties as per established protocol.

Security: The Board discussed the incident concerning the gun shots that were heard coming from within Blue Heron Property over the Memorial Day weekend. The Board has not received any significant leads to date and can only hope that it was an isolated incident that will not reoccur.

New Business: Lee Burson suggested decorating the entrance to the subdivision for significant holidays beginning with the fourth of July. After a brief discussion, the Board agreed to a modest budget to support the initiative. Jeremy Dozier and Mary Howard volunteered to secure and place flags at the entrance to the subdivision for the fourth of July.

The Board discussed the need for reflectors on the inside of the front gate to prevent the possibility of future damage to the gate and the need for small safety sign near the gate entrance. Jeremy Dozier volunteered to investigate the practices of other subdivisions and present a design for ACC approval.

Lee Burson identified the need reinstall the no wake buoys at the bridge entrance to Blue Heron Bay and the Board concurred with his recommendation. Lee volunteered to locate and place the existing buoys. Lee also volunteered and has already repaired the Blue Heron sign at the entrance to the front of the subdivision.

The 3rd quarter board meeting will be set at a future date and held early in the month of September.

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

Respectfully submitted,

Mary Howard
BHB POA Secretary