

Minutes of the
Blue Heron Bay POA 3rd Quarter Board Meeting

Thursday, September 22, 2011

Call to Order:

The meeting was called to order at 7:30 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 of the 2nd quarter board meeting were approved as written.

Financial Report:

The Treasurer presented the current financials to the board and reported significant progress towards our dues collections. As of September 22, 2011, two property owners were unpaid, representing four lots and a total of \$1,670 outstanding in late fees and dues. The Board unanimously approved a proposal to increase late fees to 20% of the outstanding balance per quarter for all accounts outstanding greater than 90 days going forward. Third quarter late fees will be assessed and late notices will be sent out to property owners with outstanding balances as of October 1st. The board reviewed and discussed the 2011 budget and determined that we have sufficient funds to cover projected expenses for the remainder of the year.

Landscaping:

A hydration system was installed under the sections of road bed immediately north and south of the bridge between sections one and two to repair and maintain the level of the pavement during times of drought and low lake levels at a cost of \$850.00. The board approved a nominal budget to plant fall flower and maintain the existing beds with the work scheduled to be done prior to the Thanksgiving holidays. The board also agreed to continue to maintain the grass and weeds on the islands in the lake reserve areas that are currently exposed due to the low water to the extent that it is economically feasible.

ACC Business:

The ACC has established a policy which includes a mandatory meeting with the contractor during the new home construction approval process. The purpose of this pre-construction meeting will be to ensure that all prospective new home owners, contractors, and sub-contractors fully understand the rules and expectations of the Blue Heron Bay community. It also gives the ACC members the chance to share the best practices and problem areas experienced with previous new home construction in Blue Heron Bay.

Current Lake Levels/ Deepening Boat Channels:

The Board and the ACC jointly discussed the possibility of economically removing some of the sediment that has accumulated in the boat channels while the lake level is low. The discussion can be best summarized by saying that the subject of deepening the existing boat channels is full of challenges, both economic and regulatory. The board discussed the possibility of removing a limited amount of sediment from the most adversely affected portions of the channels and placing it onto adjacent property which is privately held by Doug and Kathy Joslyn. Initial estimates were that it would cost of minimum of \$35,000.00 to justify mobilizing the required heavy equipment. As the lake bed is currently too wet to support heavy equipment and the cost of this work is beyond the current budget, the board and the ACC agreed to continue to monitor the situation and discuss possible solutions in the next joint meeting should the current drought conditions continue.

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 early in the month of December. There being no further new business, the meeting adjourned at 10:00 PM

Respectfully submitted,

Mary Howard
BHB POA Secretary