

Minutes of the
Blue Heron Bay POA 4th Quarter Board Meeting

December 7, 2010

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

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 we are making progress on our accounts receivables with \$450 currently outstanding, which represents one property owner's late fees and one other property owner's mowing and associated late fees. The board reviewed and discussed the 2010 budget and determined that we have sufficient funds to cover projected expenses and that we will end the year with a slightly higher reserve than last year based on the current run rate.

2011 Maintenance Fees:

The board then discussed the projected budget for 2011, and after considering current reserves and projected reserves, unanimously decided to keep the maintenance fees at the current rate of \$400.00 per lot and \$200.00 per additional lot. Transfer fees will be increased from the current rate of \$200.00 to \$400.00 per transaction, with the stipulation that the fee will remain at the current rate of \$200 per transaction in the case of current owner refinancing. The billing statements will be mailed out by the end of the year and will be considered late on March 1, 2011. A late fee will be assessed at 10% per quarter as per the current terms and conditions.

Old Business:

Action items from the last meeting were reviewed. Doug Joslyn reported that he continues to investigate the issue of gun fire on the properties adjacent to Blue Heron and will continue to

work with the Sheriff's Department as appropriate. He has however determined that the source is at least one property beyond the Blue Heron Bay property boundary. The additional illumination at the front gate has been installed as approved in the third quarter meeting as well as the fall landscaping and Christmas decorations.

Deed Restrictions:

The board reports that there are no known current violations and no complaints concerning violations reported by the association during the last quarter, except for the issue of speeding in the neighborhood, which is addressed in detail in a separate letter to all Blue Heron Bay Property Owners dated December 7, 2010.

New Business:

The annual meeting and general election will be held Tuesday, February 8, 2011 at 7:30 P.M. in the Blue Heron Bay building. All of the current board members are running for re-election. A ballot will be mailed out with the dues statements later this month. Anyone wishing to run for the board should contact a current board member to have their name put on the ballot.

There being no further new business, the meeting adjourned at 8:50 PM

Respectfully submitted,

Mary Howard
BHB POA Secretary