

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

Thursday, December 15, 2011

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**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 minutes of the 3rd quarter board meeting were approved as written.

**Financial Report:**

The Treasurer presented the current financials to the board and reported that as of December 15, 2011, two property owners 2011 dues were unpaid, representing four lots and a total of \$2,000.00 outstanding in maintenance fees, late fees and mowing for one additional lot. The Board will continue to aggressively pursue collection of this \$2,000.00 receivable and late fees will continue to accrue at the rate of 20% per quarter on all accounts greater than 90 days outstanding. 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. However, due primarily to drought related expenses (higher water bills, the addition of extra sprinkler heads in the common areas, and bridge repairs) and the \$2,000.00 in outstanding receivables; we will end the year with a significantly lower reserve than last year.

**2012 Maintenance Fees**

The board then discussed the projected budget for 2012. After considering the slightly negative cash flow experienced in 2011, the increasing costs of utilities, the need to continue to maintain and build reserve funds for future road repairs and emergency items such as gate repairs, and given the fact that it has been four years since the last rate increase, the board unanimously agreed that it would be prudent to increase the maintenance fees by ten percent as provided for in Section 6.01 of the deed restrictions. Accordingly, the 2012 maintenance fees will be assessed at the rate of \$440.00 per lot and \$220.00 for additional lots. The billing statements will be mailed out during the first week in January and will be considered late on March 1, 2012.

**Landscaping:**

Fall flowers were planted and maintenance of all of the beds in the common areas was completed during the week prior to Thanksgiving as approved in the third quarter meeting. No further landscaping expenses are expected to be incurred during the next quarter.

**ACC Business:**

The ACC gave a brief update to the board concerning current permit and construction activity in the community. There is currently one new build and one major renovation ongoing in Section Two that should be completed sometime early in the first quarter of 2012 and one new build that is expected to commence on lots 6 and 7 in Section One before the end of 2011.

**Current Lake Levels/ Deepening Boat Channels:**

The Board and the ACC continue to monitor the situation and discuss possible solutions and contingencies should the current drought conditions persist. Construction of a new marina is scheduled to begin soon on the private property located north east of Section Two in Blue Heron Bay and south of the Hwy 105 Bridge. This could potentially result in some deepening of the areas between the ends of existing Blue Heron Bay boat channels and the Hwy 105 Bridge at no cost to the BHB POA. The ACC will continue to monitor these activities and notify the Board should opportunities develop to economically deepen the existing boat channels in Blue Heron Bay.

**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 annual meeting and general election will be held Tuesday, February 7, 2012 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 before January 1, 2012 in order to have your name put on the ballot. The ballot will be mailed out with the billing statements during the first week of January. Contact information for the current Board members is posted on the BHB website.

There being no further new business, the meeting adjourned at 9:30 P.M.

Respectfully submitted,

Mary Howard  
BHB POA Secretary