

Blue Heron Bay POA
Open Board Meeting - MINUTES
March 2, 2023

The Open Board meeting was held as scheduled on March 2nd, 2023 in the Montgomery Fire Station, 20590 Eva St., Montgomery, TX, as properly noticed.

A quorum was established with the following board members present:

Scott Bergin - President
Eddie Morris - Treasurer
Rob Grant – Director
Steve Smithers - Vice President
Kathy Joslyn - Director and ACC Member
Daniel McCormick - Director

There were approximately 40 additional POA member in attendance. POA members submitted their ballots for board memberships and resident volunteers tallied the votes until about 6:10 PM when Scott Bergin called the meeting to order.

After a brief review of the minutes from the previous POA meeting they were unanimously approved by the board members present.

A motion was approved for a \$200 reimbursement to Steve Smithers for a security guard present during the meeting.

Election:

Tallied POA Board votes were ready to be announced around 6:20. Volunteers announced the winners that included:

Tyler Froman (New)
John Wennerstrom (New)
Rob Grant (re-elected)

A motion to vote Scott Bergin to remain as POA President was seconded but the vote didn't pass.

A motion to vote John Wennerstrom as the new POA President was seconded, and the board unanimously voted to approve.

New board positions were delegated unanimously as shown below.

John Wennerstrom – President
Steve Smithers – VP
Rob Grant – Secretary
Eddie Morris – Treasurer
Scott Bergin – Director
Daniel McCormick – Director
Tyler Froman - Director

The board took a moment to recognize and applaud **Kathy Joslyn** for selflessly serving the Blue Heron Bay community as a volunteer POA board director for 20 years.

Old Business:

Pine Lake Cove Development, adjacent to Blue Heron Bay, was discussed as there have been numerous formal TCEQ complaints from residents of Blue Heron Bay, along with stop work orders from The City of Conroe, as well as strict compliance policy enforcement from the SJRA, due to the Pine Lake Cove contractors complete lack of regard for the destruction they are causing. An estimated 3 – 4 feet of sediment remains on the bottom of Blue Heron Bay as well as our creeks due to Pine Lake Cove developers mud runoff because they failed to properly abide by the City of Conroe’s SWPP plans, allowing tons of trash, silt and sediment to flow into creeks and Lake Conroe.

- **Meritage Homes**, the primary developer in Pine Lake Cove, has put in writing to the POA as well as the City of Conroe, that they will dredge Blue Heron Bay once Section 2 is completed. Estimated dredging will begin around August 2023.
- Meritage refuses to dredge in the meantime because they claim they are going to continue dumping waste into the waterways and they don’t want to have to come back and dredge a second time.
- Concerns were brought up about installing a fence in between BHB and Pine Lake Cove, and what that fence material will be and what it will look like. When will this be installed?

Bridge Repair contractor confirmed with Scott that the foam they will insert below the roadway surrounding the bridge has a 30-year life expectancy.

- Votes were cast and a motion to approve the repairs passed. Total - \$4650

Updating Deed Restrictions was discussed and the POA lawyer stated to Scott and Steve that, according to existing Deed Restrictions all lots are supposed to be charged the same fee. So any deviation from that is a violation of the Deed Restrictions.

New Business:

New Budget was reviewed with Eddie and the board unanimously approved and we are on track for 2023 fiscal year. Blue Heron Bay POA has approximately \$23,000 in “General” funds, and \$8,900 in “Dredging” funds currently. Adding a new line item to set aside money earmarked for major repairs to roads and bridges was discussed but nothing concluded decisively.

Landscaping and Decorations was discussed, and Tyler Froman agreed to take charge of this now that Mary had stepped down from that duty. Tyler agreed to make arrangements to pick up existing decorations from Mary’s. Tyler mentioned forming a new Committee for the landscaping and decorations to encourage community participation and help offset costs.

ACC Update:

Mike Howard provided updates on new construction progress for new homes in Blue Heron Bay. All OK.

Community Questions/Comments:

Entergy’s streetlights in Pine Lake Cove were commented on and described as a nuisance by residents along the adjacent property’s along Pine Lake Cove Rd. Tyler Froman stated he has been in contact with Entergy.

New BHB Board Email Addresses were discussed as a good way to provide continuity in communications with BHB members when board positions changed. Rob Grant stated that he would help figure out how to get that done.

The meeting was adjourned at 8:00 p.m.

Thank you,

Steve Smithers
Blue Heron Bay POA VP