

March 17, 2014

Minutes

Bluebonnet Highlands HOA

Meeting was called to order by President Marcus Plaisance

Attending were Council members Marcus Plaisance, President, Jane St. Amant, Vice President, Rick Bergeron, Treasurer, Caroline Bond, Secretary, and Choretta Burns, Council Liaison. Also attending were Melissa Guerin, BBH Administrator, Kate Cook, BBH Representative, and Daniel Williams, Accountant.

Attorney Ryan Vivian presented a document he drafted to consolidate and clarify BBH's deed restrictions. He explained that this document does not replace the existing deed restrictions. The Council will review Mr. Vivian's document and vote to authorize this document to be posted on the BBH website.

Two homeowner improvement requests were submitted and signed by President Marcus Plaisance. The first request approved was submitted by Springlake #304 to replace a fence and install a deck in the rear. The second request approved was submitted by Fairhill #311 to increase parking behind fence.

Sarah Newchurch, a representative from Vinson Guard Service, made a presentation proposing patrol service and live video monitoring of the clubhouse.

A gatecard was raffled off to the homeowners present at the meeting. Homeowner Simone was the winner.

Kate informed the Council that One Krayzee Cajun submitted a proposal for complete lawn and garden service. Kate asked Green-Up, BBH's current lawn and garden service, to submit a proposal. A motion to continuing using Green-Up passed.

Kate reminded everyone that homeowners are permitted to call the Sheriff's Office at 389-5000 if they see a solicitor in the neighborhood or a non-homeowner fishing in the lakes. Kate informed everyone that BBH does not issue permits to solicitors and that no solicitors are allowed in BBH under any circumstances.

Melissa informed everyone that the equipment has been removed from the empty lot on Hillpark. She stated that some homeowners will be getting notices soon because their yards are extremely overgrown. Melissa reminded everyone that no signs are allowed on a homeowner's yard unless it is a real estate sign or a political sign within thirty (30) days of an election.

Daniel stated that the January and February 2014 books are now closed. Daniel went over several items of note in the January and February books.

Daniel informed the Council that the homeowner's dues collection rate at the end of February was 83%, which the best collection rate BBH has ever had by the end of February. He stated that 636 homeowners have already paid their dues in full.

Daniel conducted that annual drawing for a \$100 gift card for five (5) homeowners who have paid in full. The winners were as follows: Fairhill #225 (Lynch), Springlake #300 (Goitia), Springlake #114 (Galvez), Springlake #587 (Bearfield), and Springlake # 477 (Launey).

Daniel requested that Faulk & Winkler perform an audit of the 2013 books. A motion to authorize Faulk & Winkler to audit the 2013 books passed.

Daniel provided an update regarding liens. He has sent electronic invoices and two hardcopy invoices to homeowners who are delinquent on their homeowner's dues. A motion to move forward with filing liens against delinquent homeowners owing more than \$500 passed.

Spring Home Improvement Day was discussed. Late April or the first weekend in May were proposed as possible dates. More information will follow.

President Marcus Plaisance suggested an Easter Egg Hunt a spring activity. Kate will look into it.

The pool opening was discussed. Kate will look into dates for the pool opening.

Increasing the salaries for the three BBH employees was discussed. President Marcus Plaisance invited questions from homeowners. He informed everyone that the BBH employees are doing a great job and that there are no complaints. He also stated that we currently have a 92% homeowner's dues collection rate and that a management company, in lieu of the employees, would only guarantee a 75% collection rate. The specifics of each salary was discussed in a closed meeting.

Kate presented the results from a homeowners' survey which indicated that 85% of homeowners would favor natural barriers to insulate BBH from its new neighbors. President Marcus Plaisance suggested that BBH hire a surveyor to figure out exactly BBH's boundaries. Melissa will gather quotes from prospective surveyors. Melissa informed everyone that a homeowner is able to obtain trees at a discount, should BBH decide to add trees as natural barriers.

A homeowner suggested adding a walking and/or driving path from BBH to the dog park on Burbank. President Marcus Plaisance stated that the proposed survey would inform BBH if we have the land to add a path.

Council Member Rick Bergeron raised the issue of ducks in BBH. He stated that a lot of ducks had been killed lately. Kate informed everyone that the State will not allow BBH to put up duck crossing signs on Bluebonnet.

Kate will look into asking the Legislature to designate Bluebonnet as a "No Truck Route."

A homeowner presented a drainage issue to the Council. Water will no longer drain out of her yard onto Bluebonnet. Kate will find out if Green-Up can help the homeowner.

The next meeting was scheduled for April 14 at 6:30.