

April 14, 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 and Kate Cook, BBH Representative.

Jeff from GreenUp offered suggestions for homeowners to improve their yards. His message was recorded, and Kate stated that she would upload it to the BBH website.

President Marcus Plaisance presented the Council with a resolution to authorize posting on the BBH website the document clarifying and consolidating BBH's deed restrictions, which was discussed at the March 17, 2014 meeting. Marcus gave the council members a chance to read the resolution.

One Homeowner Improvement Request, which had been approved by the Council via email, was signed by President Marcus Plaisance.

Another Homeowner Improvement Request was submitted to the Council. The homeowner was present to explain his request. A discussion was held as to whether his request is prohibited by the deed restrictions. The Council agreed to approve the homeowner's request, once it is confirmed that his request is not prohibited by the deed restrictions.

Kate stated that there is a fishing issue on the Fairhill side of Springtree. Non-resident fishermen have been parking on BBH property and fishing. Kate has ordered a sign stating that the lakes in the fish in the lakes are property of BBH. Kate said that once the sign is up, homeowners can call the Sheriff's office to have them remove trespassers.

Kate said that the BBH Easter egg hunt, which was held on Sunday, April 13, 2014, was well-attended. She estimated that about one-hundred (100) children participated.

Kate reminded everyone that Home Improvement Day is scheduled for May 3, 2014. She stated that there will be snowballs and a gate card raffle at the club house at 3 pm.

Kate said that the pool opening celebration will be held on May 18, 2014.

Kate gave an update about the pool. She stated that she has reached out to five (5) new pool companies and has received quotes from two of them. The two quotes were discussed, as was BBH's current pool company. Kate stated that she would email the quotes to the Council members to review and then vote via email.

Kate addressed the Council on behalf of an absent homeowner. This homeowner's lot backs up to Bluebonnet, and the fence boards keep breaking. President Marcus Plaisance stated that the fence issue would be added the agenda for the May meeting.

Kate stated that Daniel Williams, BBH accountant, provided her with a list of homeowners delinquent in their dues. She stated that their gate cards would be deactivated next week.

Kate stated that the closet in the clubhouse is over stuffed and that items need to be moved out. Council member Rick Bergeron suggested that BBH may need to obtain a storage unit. Kate will get quotes for storage units, as well as quotes for building a simple enclosure to store excess items.

Melissa has been working with the BBH attorney on filing liens. She stated that the attorney sent out demand letters that day and that the homeowners will have thirty (30) days to respond.

Melissa stated that the shrubs on Springlake have been fixed.

Melissa stated that some yards are getting unruly and that she has sent out a reminder to some homes.

Melissa provided an update on two homes with a fence issue. She stated that the homeowners have been contacted, and some progress has been made in resolving the issue.

Melissa stated that she has spoken to a survey company and that they are working on a quote.

Melissa said that she printed more reminder cards about yard signs. Homeowners can ask Melissa for cards. President Marcus Plaisance stated that he also wants to emphasize boats parked in driveways this month.

A homeowner stated that there is a house on Hillmont that has a broken down car covered with a tarp, secured by a shopping cart. Melissa stated that the homeowner has agreed to take care of the car. Melissa will follow-up with the homeowner.

A homeowner stated that the City-Parish is planning to build a generator on a servitude, which is affecting several homeowners. The homeowners have been given very little information from the City-Parish. President Marcus Plaisance encouraged the homeowners to contact an attorney and asked that they follow-up with Kate. He stated that this issue will be on the May agenda.

Council member Choretta Burns had to leave the meeting early.

Council member Rick Bergeron presented the accounting updates submitted by Daniel Williams, who was absent. A motion was made to accept the accounting updates. The motion passed, and the updates were accepted by the Council.

A motion was made to vote to adopt the resolution regarding the consolidated deed restrictions document. A vote was taken, and no opposition was received. The resolution was adopted by the Council (four yeas, one absention).

The next meeting is scheduled for May 8, 2014 at 6:30 pm.

By: Caroline Bond (Secretary, BBH Homeowners' Association)