

May 8, 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, and Caroline Bond, Secretary. Also attending were Kate Cook, BBH Representative and Daniel Williams, BBH Accountant.

Minutes from the last meeting were reviewed by the Council. A motion was made to accept the minutes. The minutes were unanimously approved.

In response to a question by a homeowner, a discussion was held regarding the existence of servitudes on property.

Two Homeowner Improvement Requests, which had been approved by the Council via email, were signed by President Marcus Plaisance. Three additional Homeowner Improvement Requests were approved by the Council and signed by President Plaisance. The Council deferred determination of two additional Homeowner Improvement Requests and decided to make a determination upon receipt of additional information.

Kate provided updates on behalf of Melissa, BBH Administrator, who was absent from today's meeting. Kate stated that the use of yard signs has improved, but the number of boats found in the neighborhood is increasing.

Melissa is working to obtain a lower quote to survey BBH property.

Kate also stated that the BBH attorney will send a certified letter to a homeowner to whom several notices have already been sent regarding a boat parked in the front side yard.

There is an issue with a homeowner with a lake lot on Springtree who will not move his fence back ten feet from the water. The Council previously agreed via email to have the attorney move forward with legal action.

There is a foreclosed home on Springtide with an unruly yard. The Council authorized Melissa to send the foreclosure company a letter asking it to take care of the yard within seven (7) days. If the foreclosure company fails to act, BBH will cut the yard and place a lien on the house in the amount of the yard care services.

Kate also stated that Melissa has obtained a quote from CS/RS to survey where a new sidewalk will be on the Harveston side of BBH. CS/RS is able to do the survey for five-hundred dollars (\$500). A motion was made to vote to approve CS/RS doing the sidewalk survey. The Council voted unanimously in favor of approving CS/RS to survey.

Council Member Jane St. Amant raised an issue about the lakes and the build-up of trash. President Marcus Plaisance stated that the Council would look into cleaning the lakes before taking additional measures.

Kate provided the following updates. The pool opening is scheduled for May 18. She has been working with TNT Pools to get the pool ready for the opening, and the pool should be ready for the party on the 18th.

Kate is in the process of educating homeowners, via Facebook, about how to contact DPW about issues.

Kate stated that the clubhouse is popular this month and has been rented every weekend.

Kate is working on scheduling a bike day during the summer.

Kate provided a crime report for the month of April. Kate will post a link to the report in the weekly email and will provide a monthly crime report at each meeting.

Kate stated that she received a suggestion from a homeowner about obtaining a shade sail for the playground. Kate will look into shade sails and other shade alternatives.

Kate addressed the survey results regarding a neighborhood decal. Discussion of this issue was tabled until the next meeting. Discussion of the Vinson Security Proposal for camera monitoring of the pool and clubhouse was also tabled until the next meeting.

Kate will email the proposed contract between BBH and Tiger Aquatics to the Council members for their review and an email vote.

Daniel presented the Council with the April financial summary. He stated that much of his work in April involved efforts to collect dues from delinquent homeowners. He stated that nothing was out of the ordinary in April.

A discussion was held regarding replacement of the Bluebonnet fence. Kate stated that she will obtain additional quotes and updates of the quotes she obtained in November of 2013. The bids will be reviewed at the June meeting.

Marcus suggested that homeowners submit pictures of their yards from Home Improvement Day to post on the website or the weekly email.

A homeowner addressed the Council to request a security fence along Springbrook. The Council will obtain a quote for the fence.

Council Member Rick Bergeron stated that he recently encountered two solicitors and asked them to leave. He also reported a dispute at a lake between homeowners regarding use of the lake. Kate stated that she would send a reminder email to the homeowners about common property.

The next meeting was scheduled for June 10, 2014 at 6:30 pm.