

June 10, 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. Also attending were Kate Cook, BBH Representative and Melissa Guerin, BBH Administrator.

Two Homeowner Improvement Requests were approved by the Council and signed by President Marcus Plaisance. President Plaisance also signed two Homeowner Improvement Requests that were previously approved by the Council via email.

Kate presented the Council with several homeowner concerns/suggestions: (1) supply of fish in the lakes – Kate stated that she would get a quote to assess stocking the lakes with fish, (2) suggestion to provide homeowners with fishing badges to use when fishing – after a brief discussion, the Council decided to table this discussion until a later date, (3) suggestion to build walking trails around the BBH lakes - after a brief discussion, the Council decided to table this discussion until a later date, and (4) suggestion to increase the amount of pool furniture – Kate will obtain quotes for new pool furniture.

Kate reviewed the May crime report and stated that the report would be posted in next week's email. Kate reported that she met with Sheriff Gaston, who stated that the amount in crime has been low so far this summer. He stated that the Sheriff's Office will be actively patrolling on the Fourth of July and will ticket and confiscate fireworks. He stated that homeowners should consider registering electronics and weapons in case they get stolen.

A discussion was held regarding obtaining decals for BBH. The Council did not make a decision on this issue.

A discussion was held regarding solicitors and the possibility of adding "No Solicitation" signs to all entrances. The Council unanimously approved Kate to order more signs.

A gate card raffle was held for the homeowners present at the meeting. The winner was Jason Abendroth.

Melissa presented the Council with several updates. She stated that all liens for delinquent homeowner dues have been filed. She received a new quote for a survey of the perimeter of BBH.

Melissa provided information regarding BBH's "new neighbors." Walmart has developed all of the eighty (80) acres that it purchased, and the land between Walmart and BBH has not yet been sold. A Racetrack gas station will eventually be built on the corner of Bluebonnet and Burbank, but not any time soon. The land behind the Racetrack, closer to BBH, has not yet been sold.

A discussion was held about planting trees to serve as a natural barrier between BBH and Racetrack, but no decision was made by the Council.

Melissa stated that there is a lot on Hillpark that is undeveloped and overgrown. She has emailed the homeowner twice but has gotten no response. The Council unanimously approved cutting the yard and placing a lien on the house for the cost.

Treasurer Rick Bergeron provided the financial update on behalf of Daniel Williams, who was absent. Rick stated that BBH is on track with the budget. The homeowner dues collection rate is currently 88% and should increase with the demand letters that were recently sent out. BBH recently received a reimbursement for overpaid workers' compensation insurance.

Kate said that the annual newsletter will be printed and distributed soon. She is waiting on a few more advertisements.

A homeowner addressed the Council about his neighbor's fence that is in violation of the deed restrictions. The homeowner was informed that the Council is aware of this issue and has informed the BBH attorney.

A discussion was held about replacing the Bluebonnet fence. Kate presented an updated quote from Scott Fence. She stated that it would take about six weeks' worth of work to repair the entire fence. A representative from Scott Fence will attend the July meeting. The Council discussed how much of the fence should be replaced this year, based on the budget. Kate will find out about adding the fence to BBH's insurance policy.

Kate will look into getting a quote for getting Wi-Fi in the clubhouse. Kate will also look into getting a projector for the clubhouse.

The handyman is looking into replacing the top of the gazebo on Springlake.

Kate will look into getting benches and a sign for the park on Springlake.

The next meeting was scheduled for July 29, 2014 at 6:30.

By: Caroline Bond, Secretary