

July 29, 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 Melissa Guerin, BBH Administrator.

David Bush from Scott Fence gave a presentation on the fence project, and homeowners in attendance were given the opportunity to ask questions of Mr. Bush. President Plaisance provided the background on the fence project, including the reasons for replacing the fences and the selected design.

Mr. Bush said that replacing the entire fence will take about 5 to 6 weeks, weather permitting. If the Council elects to replace only two-thirds of the fence this year, it will take about 4 weeks, weather permitting. The fence will be replaced in 400 to 500 foot sections. Homeowners who will be directly affected will be given notice thirty (30) days prior to the commencement of the fence project.

President Plaisance moved to have Scott Fence prepare a final fence proposal in the amount of \$170,000 to be reviewed and signed by the Council. This motion was seconded and unanimously passed. The amount of \$170,000 had been previously suggested by BBH accountant Daniel Williams as an amount to spend on the fence project in 2014. This amount would allow for a majority of the fence to be repaired but would leave BBH with additional cash reserves.

The final proposal signed by the Council will be posted on the BBH website, along with a map of the affected areas.

The representatives from Wal-Mart and the property development company were unable to attend the meeting.

BBH representative, Kate Cook, provided the following updates:

Kate read the June crime report, which will be posted on the BBH website.

Kate is going to get quotes to repair the roof on the pergola on Springcrest.

All BBH newsletters have been delivered.

She is working on having the signs around the playground replaced to show that the playground is non-smoking.

Kate is in the process of planning events for fall.

She is working on making the green space on Springlake more of a park and will meet with Jeff from GreenUp to get quotes.

Kate said that the new pool company is doing a good job.

Kate reminded all homeowners to close the pool umbrellas.

BBH administrator, Melissa Guerin, provided the following updates:

One Homeowner Improvement Request was submitted to the Council, approved, and was signed by President Plaisance. President Plaisance also signed the HIR's previously approved by the Council via email.

Melissa presented two quotes to have surveyed the border of BBH and Harveston. At the request of the Council, Melissa said that she would look into asking for a copy of the survey performed by Harveston, instead of having a whole new survey done.

Notices to unruly yards went out today.

BBH accountant, Daniel Williams, provided the following updates via Rick Bergeron, treasurer:

Rick pointed out a couple of noteworthy expenses this month, such as lien filing fees and new pool umbrellas.

Rick said that the Council is currently exploring cable and wifi options for the clubhouse.

BBH currently has a ninety percent (90%) dues collection rate.

President Plaisance reminded homeowners that the HOA has no debt.

A homeowner asked a question about replacing the speed limit sign on Bluebonnet by the future Racetrack. Kate said that she has called more than once about this and will follow-up.

A homeowner asked a question about adding "duck crossing" signs to Bluebonnet. Kate said that Bluebonnet is a state highway, and the state will not let us add those signs.

A discussion was held regarding the open common areas in BBH.

The next meeting will be held on August 20, 2014 at 6:30.

By: Caroline Bond, Secretary