

Minutes  
Bluebonnet Highlands Homeowners' Association  
November 17, 2014

Meeting was called to order. 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, and Daniel Williams, BBH accountant.

Daniel provided the following updates. BBH currently has a 92% dues collection rate. BBH paid \$500 to Custom Security for an alarm system, but there were no other expenses outside of the ordinary monthly expenses.

Daniel updated the Council as to how much money would be left in the Special Projects budget at the end of the year, even with the fence project commencing this year. A discussion was held about the logistics of payment method for fence project.

Daniel updated the Council on the amnesty program. He stated that notices were mailed around November 10.

The Council unanimously voted in favor of holding a gift card raffle for homeowners who pay their dues in full by January 31, 2015.

President Plaisance signed the engagement agreement with Faulk & Winkler for the audit of 2013 books. This audit was previously approved by the Council via email.

President Plaisance signed two Homeowner Improvement Requests that were previously approved by the Council.

Homeowners who had submitted an HIR to install solar panels presented their request to the Council. The homeowners were requesting permission to install solar panels on front of their house, facing the street. President Plaisance informed the homeowners that other homeowners have requested permission to install solar panels on the front of their houses, facing the street, and the Council has always denied such requests. Melissa stated that she spoke to the homeowners' associations of similar subdivisions in the area and asked what their requirements were for approval of solar panels. Melissa stated that no homeowners' association to which she spoke allows solar panels to face the street. A discussion was held between the Council and the homeowners about the location of their home, the layout of their roof, the solar energy process, the type of configuration necessary to optimize the use of solar panels, and the possibility of other configurations. The Council thereafter voted on their request. The homeowners' request was denied by the Council, with 2 votes in favor of approval of the request, and 3 votes against approval of the request.

Two additional HIR's requesting permission to install solar panels were presented the Council. Both HIR's requested permission to install solar panels on the side or back of the houses. The Council voted to approve both HIR's, with one abstention on each vote by Vice President St. Amant.

A HIR requesting permission to build a shed was submitted to the Council. The discussion was held with the homeowners and the Council. The Council member stated that they would like additional time to consider the request and would provide a response to the homeowners by Friday.

Another HIR was unanimously approved by the Council.

Melissa presented a proposal for holiday décor at the two main entrances to BBH. The Council did not take any action on this issue.

Melissa presented a quote for forty-four (44) ten (10) gallon trees to create a natural barrier between Springlake and the Racetrack. The Council decided to consider this project in the spring.

Melissa provided an update on legal matters being handled by the attorney.

A discussion was held about the use of PODS (Portal On-Demand Storage) in BBH.

Melissa updated the Council regarding two fences in Springlake that may be encroaching on BBH property. Melissa will obtain quotes to conduct a survey of the BBH property line on that side of Springlake. President Plaisance informed the Council that he will recuse himself from this issue.

President Plaisance signed the proposal approving Phase 1 of the Bluebonnet fence project, which was approved by the Council in October. President Plaisance stated that homeowners who will be directly affected by the fence construction will receive notification thirty (30) days before construction commences and one (1) week before construction commences.

Kate presented a proposal for a plan to protect the fountain motors from fishing line. A homeowner who was present at the meeting made a suggestion to protect the fountains, and Kate stated that she would present the homeowner's suggestion to the pond company.

A discussion was held regarding the cluster mailboxes. The Council decided to not take any action on this projection and will reconsider it at a later date.

A homeowner requested permission to put a trashcan near the cluster mailbox in front of his house. The Council approved his request.

Kate provided an update on the playground project. Kate received a price for a handicapped swing and stated that Playground Adventures would give BBH a discount on that price. A discussion was held with Daniel regarding the budget for a new playground. Daniel informed the Council that the new playground could be covered by the Special Projects budget. President Plaisance moved to approve the construction of a new playground with a handicapped swing. The motion was seconded, and the Council unanimously voted to approve construction of a new playground as provided in the quote and with the addition of a handicapped swing.

Kate provided updates about the BBH social events.

Kate provided the November public comments to the Council.

Kate provided the October crime report.

Nominations for the Council will be accepted between November 18 and December 18.

The next meeting will be held on December 17, 2014 at 6:30.

By: Caroline Bond, BBH Secretary