

Monthly Bluebonnet HOA meeting
held on 15th November 2016, at 6:30 p.m. the BBH clubhouse.

ATTENDANCE:

Council: Caroline Bond, President; Jane St. Amant, Vice President; David Bencaz, Treasurer; Rahul Sharma, MAL (member-at large); Daniel Williams, Accountant; Katie Clement, HOA Administrator

Residents: Paula Miller, 2120 Hillstone Dr; Justin baker, 2252 Springtide dr; Travis Bijland, 10170 Hillmont Ave; Jannelle Caine, 11259 Hillpark Ave; Qingxia Wang, 10770 Hillrose Ave; Maltee Paujewan, 11278 Hillpark Ave; Oma O Moore & Herbert Moore 10356 Springridge Ave; Ctaig Zainbrecher, 11249 Hillpark Ave; Will McGuffon, 11279 Hillpark Ave.

Representatives Report (read by Administrator)

1. As approved in previous meeting police patrol has been increased to 120 hrs / month until end of the year 2016. Residents are encouraged to do their part in increasing security of their homes such as locking doors, setting alarms and using security lighting.
2. Representative has arranged for deputies to be present during Halloween 2017 to help keep streets safe during trick or treating hours.
3. Representative is still collecting contacts for homeowners interested in participating in Neighborhood watch. Streets still in need of interest include Hillstone, Hillbrooke, Hillgate, Hillglen, Hillmont, Hillpark, Hillpoint, Hillsprings, Hilltree, Hillway, Springcrest, Springdale, Springmorning, Springpoint, Springridge, Springrose, Springstone, Springtide, Springtime and Springvalley.
4. December holiday socials: Saturday, December 3rd at 7pm- champagne tasting for 21+ crowd and Sunday, December 11th at 3-5pm-family friendly holiday party with Santa and snow.
5. Committee agreed to consider adding lights for the tennis court. Representative will obtain new quotes from potential service providers.

Administrators Report

Amending bylaws/parking enforcement (old news)

Fines were discussed for repeat violations. Administrator will submit proposed fines to HOA Attorney who will write a resolution and amend the bylaws. HOA will notify membership that they can voice their agreement/dissent with the proposed bylaw amendment at future meeting (date to be determined). Council will vote on bylaw amendment at future meeting (date to be determined). Proposed Fine: \$100/day for any violation of deed restrictions. Examples of fines include parking violations and untidy driveways.

New Issues:

Fallen tree in the lake:

Two neighborhood residents presented a conflict about clearing several fallen tree limbs in Lake Longwood. The tree is located in the corner of Lake Longwood near Hillpark and Hillrose Avenuen. It is undetermined if the tree is growing within the property line of one or both of the owners, or if it is growing in the lake. Council reminded both neighbors that the owner of the lot where tree is growing is responsible for the removal of the tree. Council has agreed to assist in determining the location of the tree, and HOA will only pay for the removal if it was indeed growing in the lake, not on any of the home owner's property.

Hillpark Ave Noise barrier / fence:

Residents of Hillpark Ave approached the council about new safety, security and noise concerns related to increased traffic along Burbank Drive. LEMAR has cut trees on HOA property and homeowners private property without permission in order to make their billboard more visible. The residents have requested assistance from the HOA installing a noise cancellation barrier or fence on the unmaintained HOA property near Burbank Drive. Council has agreed to sponsor fencing and securing the area in same manner as done on Bluebonnet Dr. However, council also suggested that residents in coordination with HOA Administrator approach LAMAR and explore the possibility of LEMAR sharing the cost of the fence in order to maintain a clear view of their billboard. Katie was advised to obtain the quotes for a fence similar to the one on Bluebonnet and also other types of barriers such as noise cancellation and concrete. Council will review the progress in next meeting.

Curb marking by Advocate:

Advocate Newspaper provider wants to mark the houses of their subscribers. Council asked HOA Admin to present the details or sample of proposed mark or ask an Advocate representative to be present at the next meeting.

Public hearing about the development at Burbank / Siegen: No body was able to attend the meeting.

Access to the lake: Mr Moore, 10356 Springridge Ave approached the council about some non-residents fishing in the neighborhood lakes and potentially supporting to build a clear access to the lakes. Katie is working with residents to determine the exact issue and will discuss the potential solutions in next meeting. Residents are advised to report trespassers to Sheriffs Office.

HIR approval: Homeowner reported that the owner of the lot 10959 Springtree Ave is building a fence without the obtaining HIR approval.

Council voted:

- ✓ Does that council wish to take action against homeowners with no landscaping. Council voted NO.
- ✓ Does the council wish to address homeowners with untidy driveways? Picture of lot with multiple complaints provided as reference. Deed restrictions stipulate homeowners are to keep driveways in a clean and orderly fashion at all times. Council voted YES.
- ✓ Does the council approve sending a notice and demand for clean up to homeowner at 10345 Springrose Avenue? Council voted yes.

HIRs

- ✓ 2252 Springtide (bedroom addition)- approved
- ✓ 10202 Springdale (bat netting)- approved
- ✓ 10204 Springrose (roof replacement)- approved
- ✓ 10305 Springridge (fence)- approved
- ✓ 10642 Hillbrook (shed)- approved
- ✓ 10776 Springtree (patio expansion and concrete slab)- Approved

Next meeting scheduled for Tuesday, January 11th, 2017 6:30 p.m.

Meeting was adjourned at 8:15 p.m.

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