

## **Bluebonnet Highlands Homeowners' Association**

### **Meeting Minutes – August 13, 2018**

6:31pm – Meeting called to order.

Council members present were David Bencaz, Uwe Gruening, Caroline Bond; Council member Jane St. Amant was absent. Also present were BBH employees Kate Cook (Homeowner Representative), Erin Simonson (Administrator), and Daniel Williams (Accountant).

Homeowner addressed Council regarding the water levels in the lakes. Kate said that she met with Pinnacle Construction, who informed her that BBH needs to civil engineer. Kate has an appointment with a civil engineer to get more information about raising the water level.

Andrea Waters, member of the BBH Social Committee, submitted a proposal from the Committee to the Council to create a community garden in one of the open spaces owned by BBH. Residents would pay to rent the space, but the HOA would have to front some money initially. Kate stated that BBH would likely have to install irrigation.

A homeowner present at the meeting asks whether his HIR to replace his fence has been approved. Erin says that she will circulate the HIR to the Council and respond via email.

Erin provided the following updates: (1) tomorrow, she will send out email blasts about lawns and will place warning cards on Wednesday; (2) she is working to manage the yards of two homes currently in foreclosure; (3) she made an online complaint form for homeowners to use to report deed restriction violations.

Kate provided the following updates: (1) the area behind the Burbank dog park has been cleared out. Kate asked whether the Council would be interested in adding more meaningful landscaping to the area or building a fence. The Council discussed the options but did not vote. Kate is meeting with Scott Fence tomorrow and will walk Scott Fence out to the area tomorrow; (2) Kate received a quote to update the landscaping around the clubhouse (approximately \$15,000.00). The Council discussed it but declined to take on this project at this time, as it would simply be a cosmetic update; (3) Kate received a quote to repaint the white brick entrance signs to BBH (\$425.00). The Council voted to approve; (4) Kate located a potential new mailbox vendor to add to the BBH-approved list. She said that she also discussed the possible Springlake mailbox overhaul project, and the new vendor indicated that he would probably be able to offer a bulk discount on product and labor; (4) the Clubhouse front driveway has been submitted to the City/Parish as a drainage issue; she is waiting to hear back; (5) Kate is also waiting to hear back from the City/Parish about obtaining a sign reduction in the neighborhood (e.g. reduce the number of speed limit signs). The Council had previously decided to delay Phase 2 of the sign project to see about reducing the number of signs.

A homeowner present at the meeting asked whether the HOA keeps track of rentals in the neighborhood. The HOA does not have an established process to track rentals at this time. The HOA is not always contacted when a home is rented. Additionally, rentals are often not listed, and many do not have a "For Rent" sign in the yard. A homeowner committee was formed over the summer to make recommendations to the Council about establishing rental policy and procedure in BBH.

Spencer Crane from Merrill Lynch made a presentation to the Council about purchasing CDs so that HOA money could start earning interest. The CDs could be liquidated if necessary, and the HOA could access the money within one day. The Council has declined to invest HOA money in the past because any interest earned would most likely be negated by the taxes owed on the interest. It appears now, however, that the any interest earned would exceed the taxes owed. Daniel recommended that the Council consider purchasing CDs, unless it would result in a huge administrative headache. Mr. Crane will work with Daniel to create a proposal for the Council to consider next month.

Daniel discussed the current financials with the Council and said that the HOA is ahead of the budget for 2018. A fifth person was selected to win a gift card for paying HOA dues in full. One of the winners selected earlier in the year had not claimed the prize, so the Council approved selecting a new gift card winner.

The next meeting will be October 22 at 6:30pm.

7:43 pm – meeting adjourned.