

Bluebonnet Highlands Homeowners' Association

April 17, 2019

Meeting called to order at 6:30 pm. Present were David Bencaz, Brandon Baird, Uwe Gruening, Sherry Blackwell, and Caroline Bond. Also present were Kate Cook, Representative, Erin Simonson, Administrator, and Daniel Williams, Accountant.

Financial Report – Daniel Williams

Daniel informed the Council that all five dues gift cards were claimed and mailed out.

BBH is currently at an 80% dues collection rate, which is normal for this time of year.

BBH's annual workers' compensation audit is Friday.

One of BBH's CDs will be maturing in April. The Council agrees to reinvest it.

Representative's Report – Kate Cook

Kate informed the Council that a homeowner is concerned about Entergy converting our meters to smart meters. The homeowner's concerns are about security, privacy, safety, and radiation. Kate said that she spoke with someone from Entergy, who said that homeowners have the option of opting out of the smart meters.

Kate said that pool resurfacing is just an aesthetic issue at this time. She has received two quotes for resurfacing, both of which greatly exceed the amount that BBH has saved for the project. Whenever it occurs, resurfacing will be a two-week project, which means that the pool will be completely unavailable for two weeks.

Council member Uwe Gruening raised the issue of water quality. Kate said that our pool is too small for our neighborhood population, which is why our water is often cloudy during peak use. During peak season (June and July), the pool is serviced 3 times/week, but Kate will look into increases services to 5 times/week in June and July. Council member Brandon Baird suggested that BBH should look into a water quality monitor, which could alleviate the need for increased pool service. Brandon will send some information to Kate.

The Council agrees to hold off on pool resurfacing for now and will work on a pool beautification plan.

Administrator's Report – Erin Simonson

Erin reported to the Council that she sent out 93 yard notices, 12 letters, 24 postcards, and 6 parking notices last month. She said that the top three complaints received by the HOA since August of 2018 are as follows: parking – 32%; landscaping – 18%; pets – 17%.

Resident to Address the Council – Mathilda Rilovich

Mathilda submitted an HIR to replace her wooden fence with a brown vinyl fence, but the Council rejected it because vinyl is not one of the fence materials allowed by the deed restrictions ("All fencing material must be wood, brick, stucco, or wrought iron, unless otherwise approved by the Council.").

After much discussion regarding the benefits and appearance of a brown vinyl fence, the Council voted to approve her HIR. The Council intends to include in the annual mailer an amendment to the deed restrictions to permit vinyl fencing under certain circumstances, as vinyl is becoming a more cost-effective and a better fencing alternative than it was when the neighborhood was founded.

Next meeting will be June 17, 2019 at 6:30 pm.

Meeting adjourned at 7:25 pm.