



Bluebonnet Highlands Homeowners Association Minutes  
Meeting \* April 26, 2021 \* 6:30 PM

Meeting called to order at 6:35 pm. All Council members (David Bencaz, Sherry Blackwell, David Plaisance, Jareth Rosman, Alexander Tardo) present virtually. All employees (Kate Cook – Representative, Erin Simonson – Administrator, and Daniel Williams – Accountant) present.

Accountant's Report – Daniel Williams

- Daniel reported that the most effective way to collect dues is selling/closing liens
- Daniel will send notices to any balances over \$1000 to let homeowners know that they are in jeopardy. Currency 64 lots with balances over \$1000, some are on a payment plan
- Will file liens July 31st. Upfront cost, but will be homeowner responsibility
- Jareth Rosman and Daniel Williams met with Merrill Lynch advisor Zoom to find a better way to invest
  - Will email the council the recommended strategy
  - Jareth reported there were two recommended strategies
  - David Plaisance preferred the lower risk, lower return option. Council agreed.
  - Spoke over the the investment and decided to stay conservative
  - Resident, Thomas H. was wondering if there was a way to take a higher risk with some funds
    - Daniel responded that is in an option, will revisit

Representative's Report – Kate Cook

- Dog bag stations - Thomas H.
  - Many neighbor complaints about dog waste
  - Dog waste stations around \$200 - not including installation
  - Council was wondering the service and cost involved
  - Kate found a company in New Orleans to service, waiting on quote
  - Discussion on what would be best for our neighborhood and how many stations on each side
  - Kate will do more research to move forward
  - Council discussed if they would do much use, but will revisit
- Light for tennis and basketball court
  - In the past has been opposed due to intrusion on neighboring homes
  - Option for timed lighting, spoke about solar options, Kate will look into it
- Entrance signs - Fairhill - Hillglen
  - \$1750 to repaint Fairhill entrance, additional \$250 to repaint letters
  - Was last painted 2012
  - Kate will reach out to get more quotes
- Clearing out of end Springtree Ave. unmaintained area
  - Council members pulled up aerial map
- Playground resurfacing
  - No Fault - Recommended \$41,747 - not including removal frame and fill, concrete slab, dumpster

- Pro Play 43, 129 - Inclusive
- Council moving forward with Pro Play
- Cooling pool pipe concern over concern of the look
  - Still in progress, will be black, Kate will walk through with company to address issues

#### Administrator's Report – Erin Simonson

- Home Improvement Request
  - Lean-to - contingently approved with roof replacement, no tin roofs
- Discussed neighbor to neighbor tree issue. Council decided it is not an HOA issue. Erin will communicate with neighbor
- Erin is moving to California, will post the job opening and online application in next newsletter

#### Special Projects

- Alexander has been looking into crosswalks at Springcrest entrance, and Springpark to the clubhouse
  - City is requesting our neighborhood start a petition - requests could be electronic
  - Council is moving forward to collect names
  - It would be a way to slow traffic
- Mailboxes (Springlake side)
  - City is not budging. Standalone mailboxes on Springtree side will not be an option.
  - Post office reported we would be able to adjust to location of clusters
  - Growth manager at USPS would be the one to official reassignment
  - Stelly (resident) asked if homeowners had the choice for individual mailboxes, not in our control
  - Alexander had been mapping out new clusters to make distance better for homeowners
  - Kate quoted \$2,000 per cluster. There are approx 30 total stations (poles in the ground)
  - Will move forward with replacing clusters

#### Upcoming discussion items:

- Cluster mailboxes

Next meeting date was scheduled for June 14, 2021 - Please review the newsletter for details.

Meeting adjourned at 7:58 pm.

Minutes respectfully submitted by Erin Simonson, Administrator