



Bluebonnet Highlands Homeowners Association Minutes

Meeting * September, 20 2021 * 6:30 PM

Meeting called to order at 6:31 pm. Council members (David Bencaz, Sherry Blackwell, Jareth Rosman, Alexander Tardo, David Plaisance) present. Employees (Kate Cook – Representative, Daniel Williams, Accountant & Shay Rivere– Administrator present.

Accountant's Report – Daniel Williams

- Financial update: closed everything up until August 31st.
- July & August expenses:
 - \$1000 for retainer services of Caroline.
 - \$6600 new pool docket system – coded to special projects.
- In August, 3 transactions for Special Projects:
 - 1. \$1200 Christian Delcet – painted new entrance signs
 - 2. \$4500 Ignite Designs for new signs and polls for clubhouse and lakes
 - 3. \$1900 paid to Custom Security for camera upgrades down payment.
- 86% collection through August. We were at 83% at this time last year; We are still getting payments coming in from lien letters we sent.
- Any negative numbers in attorney fees means we collected old dues that included attorney fees from prior collection attempts that we billed to the homeowner (negative is recouping that expense).
- \$69,000 left budgeted for special projects
- \$73,000 in a positive way in budget; we budgeted \$396k in collections and we have already collected \$425k. We saved a bunch of the expense line items. A number of factors assisted us in being under budgeted positively.

Administrator's Report – Shay Rivere

- Flood issue - Hillridge
 - Shay will get with Caroline on the issue and draft up a letter.
- Call 311 to request trash pickup – put in newsletter
- Springdale Tenants - if it continues, Shay will get with Caroline to draft up a letter.

Representative's Report – Kate Cook

- Spoke with Suzanne – got permission to do custom signs with the logos; have the go to change the way our street signs look. Replace signs as needed. Do we want to change the colors to black and white? David Bencaz votes Black and White.
- Entrance gate camera installed. Two new cameras installed and updated–one to get view of parking lot and one to get the playground. Those were done over a week ago.
- Thoughts on events? Council agrees with planning an event –outside/clubhouse event in the works.
- Kate met with Jeff from Green up; low parts of playground- Jeff proposed plan to add dirt and move water out of the low spots \$1,525 to do built up and catch basin.
 - Council approved.
- Tennis Courts & Playground – Kate is still trying to get scheduled.

- o Playground to pour before the end of the year.
- Hillpark – Lake lettuce
 - o Jeff said there is no way to go in from Hillpark even if homeowners granted access and signed waivers, some of the machinery won't fit through fences. Only option is to go in through Burbank. Kate mentioned to homeowners that it will increase visibility and lead fishermen into the area.
 - o Vote on clearing it out: Council votes no.
- Diffusers for the Hillpark Lake - Kate will work on quotes before October
- David Plaisance brought to Kate's attention that the fountain is out behind Hilltree – Kate will let company know.
- Willow Trees - we still plan on removing willow trees – Mark suggested to fix concerns about drainage.
- Kate will check in with Alan on the new signs.
- Cooling Pipes were installed.

Council Member: Alexander Tardo

- Mailboxes – still figuring out financials on project; Alexander was sent accessories to choose from. Alexander will drive around neighborhoods to get a better idea of designs.

Regular HOA meeting scheduled for October 18th, 2021.

Meeting adjourned at 7:26 pm.

Minutes respectfully submitted by Shay Rivere, Administrator