



Bluebonnet Highlands Homeowners Association Minutes

Meeting * October 18, 2021 * 6:30 PM

Meeting called to order at 6:39 pm. Council members Jareth Rosman and Alexander Tardo present. Council members David Bencaz, David Plaisance, Sherry Blackwell absent. Employees Kate Cook – Representative & Shay Rivere– Administrator present. Daniel Williams (Accountant) virtual.

Accountant's Report – Daniel Williams

- Financial update - closed everything up until September 30th.
- Special projects: (located on 4th tab on excel spreadsheet sent to council in groups.io); We had two expenses for September.
 - o 1. Louisiana Drainage Systems - the \$6051 drainage project (behind playground)
 - o 2. Custom Security - \$2000 payment on camera upgrade project
- We are currently at 87% collection this year, ahead of what we were last year at 86% around this time.
- 2nd tab – summary of where we will be at the end of year, have about \$62k left, trending to be favorably \$50k in budget, potentially have surplus—underbudget overall. Any access budget will roll over to special projects next year.
- Alexander questioned playground resurfacing – Daniel confirmed the resurfacing expense would take up most of the \$62k remaining.
- Kate sent invoices for our big special projects.

Council Member Alexander Tardo & Councilman Rowdy Gaudet

- Alexander asked Rowdy to discuss traffic study on Bluebonnet.
 - o Black cords were put on Bluebonnet to record traffic down Bluebonnet to determine whether or not crosswalks would be beneficial; HOA has discussed putting crosswalks on Bluebonnet. Part of this process is to have transportation department study the traffic.
- Rowdy received an email stating that the volume and speed gave concern. He also stated that future plans may include roundabouts.
- Bluebonnet Highland intersection – Alexander questioned looking into the Bluebonnet/Highland traffic stating traffic backs up to Albertson's some days. Rowdy will make that inquiry.
- Kate questioned traffic due to construction crew working on The Bend. Rowdy said permit was not given to the construction workers; they should not be blocking traffic.

Representative's Report – Kate Cook

- Hilltree neighbors have been dealing with equipment from The Bend dragging mud into neighborhood and driving on HOA property. Kate has two contacts with TWG she is in contact with to clear this issue up making sure they are aware that their equipment needs to stay on their property.
- As street signs need to be replaced, we will replace with new signs that have our logo on it (few signs missing due to IDA) and we will be adding the new poles that the city required us to have for our signs. Kate went around neighborhood to locate where signs were missing and note signs needing to be repaired/replaced.
 - o New no trespassing signs for four points on bluebonnet, new no soliciting signs, new sign for front of clubhouse on the gate.
- Homeowner questioned how much fencing we have damaged from Ida?
 - o Kate stated it was minimal fence damage and she is working to get the Bluebonnet fence tuned up and fixing up other areas she saw that needs fence repair around the neighborhood (for example: end of Springlake that hits the cul-de-sac, part of same fence behind Springcrest area)

- Kate has meeting on Thursday with new vendor to get a quote on meeting our needs for lakes.
- Homeowner questioning the lake dredging; Kate is working on getting a new vendor to care for our lakes.
 - o Kate filled out a city survey about our lakes. Homeowner questioned if we had a task force to deal with our lakes/state regulations of lakes. Dredging would be a big project for us to take on. Rowdy states no resources are available at the parish level. Kate has spoken with vendor about it. Rowdy's suggestion – 75% of cost the HOA cover and city could cover the 25% ARP dollars (American Rescue Plan).
- 5G towers – Kate received an email from Civic Association Federation stating we may suggest locations of where we would like 5G towers in the neighborhood to go. However, that is not necessarily where they will be put. Kate would like suggestions from the council of where to place.
 - o Jareth suggested Kate send out a copy of 5G tower information to the council members for their review before making suggestions. Kate will upload the information in groups.io.
 - o Discussion of towers between those present in meeting:
 - § Whether the towers will be aesthetically pleasing?
 - § Kate mentioned worst case scenario, in front of house/next to light pole
 - § There is already a tower in the middle on the median on Bluebonnet
 - § What are other neighborhoods doing and how are they dealing with it?
 - § Timeline for this project? We do not have that information.
 - § Alexander suggest median or down Springlake where the mailboxes are, next to the light pole.
 - § Homeowner suggested possible placement on HOA green space
- Alligator updates: one small 4 ft alligator we are trying to get out; another small alligator we did get out after 6 visits.

Administrator's Report – Shay Rivere

- Will be riding around the neighborhood over the weekend and during the week to see what letters need to be sent out regarding damaged fences, keeping up with landscaping/ yards, etc.
- Will start composing a list of recommendations for services such as fence/roof/home repairs (get with council and check on nextdoor). If you have any recommendations, please send an email to admin@bluebonnethighlands.org.

Meeting adjourned at 7:32 pm.

Minutes respectfully submitted by Shay Rivere, Administrator