



## Bluebonnet Highlands Homeowners Association Minutes

Meeting \* February 21, 2022 \* 6:30 PM

Meeting called to order at 6:30 pm. Council members David Bencaz, Sherry Blackwell Alexander Tardo, and David Plaisance present. Council member Jareth Rosman absent. Employees Kate Cook – Representative, Shay Rivere– Administrator and Daniel Williams -- Accountant present.

### Accountant's Report – Daniel Williams

- Gift Card drawing winners for \$150: FH034, SL204, SL402, SL 708, SL727
  - Daniel used a website that randomly drew numbers to pick the winners; Shay witnessed the random drawing of numbers.
- Budget 2021: remained the same with one exception – fence repairs needed to be made; took 11k out of savings for Bluebonnet fence; that was only change to the budget.
  - Fence repairs are on Bluebonnet and Hurricane Ida damage to other fences
  - Kate met with someone last week and is scheduling a meeting with another company next week to be able to have two quotes. David Plaisance has a fence guy that he will send Kate to get a quote.
- Actual budget 2021: we budgeted to make \$400,009 and \$479,000 expenses. Savings of \$41k. The only place we went over was landscaping due to Hurricane Ida.
- Anyone who has a balance of \$500, we put a lien on the home. We get a lot of closing payments each month.
- 2022 special projects: playground resurfacing (complete), pool cooling project (sprinklers), completion of shade project, & now \$11k for fences.

### Homeowners present at meeting brought up the following:

- Pressure washing the sidewalks on Bluebonnet: council agrees Kate can get a quote. Plaisance notes that due to cost of mailboxes, we took up a lot of our budget, but we can definitely get a quote. Accountant, Daniel, suggests once we get a quote, we can see about finding other areas in the budget we can take from to accomplish this task.
- Suggested we remind homeowner's that they are responsible for their sidewalks in front of their homes.
- Update on cars making U-turns on Springcrest & Bluebonnet? Council requested "No U-turn" signs be put there and Kate was previously told there were not enough wrecks to put them. Kate will ask again and also see about getting signatures for it.

- A Home was for sale in the neighborhood and a day later a lease sign was put in the front yard. Homeowners are requesting the HOA be more involved in the purchase process and what we require for the homeowner and renters.
  - Kate met with an attorney and attorney said that whatever is required of the homeowners is required of the renters.
- Do we allow Airbnbs?
  - Right now it is not against the deed restrictions (deed restrictions were written before Airbnbs were around), but will be added once we update the deed restrictions.
- Any progress on dredging? Kate is meeting with someone next week regarding this.

#### Representative's Report – Kate Cook

- New website went live, but is not complete.
- 5G tower location request may or may not be taken into consideration, Kate submitted that our first choice would be on bluebonnet or in the blvd or island
- Homeowners are requesting a hitting wall for the tennis court to be able to play alone, Goals and Poles \$9500, but also recommended a snap back rebounder and it is significantly cheaper, \$3550. \$10,000 quote.
- Adding diffused aerators in the Hillpark lake -two quotes for the aerators; Kate met with an electrician and he did say new poles needed to be brought out into the lakefront. Electrician is working with Entergy and one of the companies that gave a quote;--talking about how much it would cost to add extra electrical. David Bencaz will meet with Kate and electrician next time he comes out.
  - Homeowner questions the noise from the aerators; Kate responded that this project is at the homeowners' request.
- Other special projects for the new council – sand volleyball courts & replacing shade in the corner of the pool where the tree was removed
- Kate will ask our Lake guy Mark if Hilltree Lake needs to be cleared/if it is clogged.

#### Council Member - Alexander Tardo

- Mailboxe project for Springlake side – mailboxes will be brand new powdered coded black mailboxes & the assignment of them will be improved. Alexander rearranged the mailboxes where the location of mailboxes will be closer to the homes. Mailboxes will not have covers just yet.
- Alexander reported the buckled sidewalk on Bluebonnet

#### Administrator's Report – Shay Rivere

- Groups – HIR needs approval; an email was sent to the homeowner requesting some additional information that Alexander questioned in groups

Council members agree to continue working on updating deed restrictions.

Vote on 2022 Council Members—there have been no write ins. Once Kate has them all counted, she will put them in the minutes. Congrats to Richard Smith, new council member.

HOA meeting scheduled for March 28, 2022

HOA meeting scheduled for April 25, 2022

Meeting adjourned at 7:26 pm.

Minutes respectfully submitted by Shay Rivere, Administrator