



Bluebonnet Highlands Homeowners Association Minutes

Meeting * March 28, 2022 * 6:30 PM

Meeting called to order at 6:36 pm. Council members David Bencaz, Sherry Blackwell Alexander Tardo, Richard Smith and David Plaisance present. Employees Kate Cook – Representative, Shay Rivere– Administrator and Daniel Williams -- Accountant present.

2022 elected officers:

- President – David Bencaz
- Vice President – Sherry Blackwell
- Treasury – David Plaisance

Accountant's Report – Daniel Williams

- Collected \$303k through today, mostly online;
- Insurance was sold to Hub and is no longer Juban and Kate has new contacts.
- Aquatic solutions fees went up; Daniel will continue to pay fees until Kate says otherwise.
- Kleinpeter for the pool continues to be significantly less expensive than TNT.
- Special projects – 4 neighborhood sign replacements in January for \$1k (signs at the lakes). Remainder of playground project was paid at end of Jan \$34,000.
- \$3,165 for down payment for fence project for Bluebonnet.
- Mailboxes rate was locked in, but Daniel did not see anything come in asking for a payment. Alexander says mailboxes are being put in on Wednesday and they requested a 10% down payment.

Council Member – David Bencaz received question about pickleball lines and nets; Kate has two pickleball nets that she will put out. We need to figure out how to make them available.

Administrator's Report – Shay Rivere

- Parking issues
 - Springbrook
 - Springtree parking – white truck
 - Hilltree -white car on lawn
- Blue tarp car on Hillmont – two certified letters
- Garage door on Hillmont – two certified letters
- Burbank fence

- Overgrown lake area
- Chicken/pigeons

Representative's report- Kate

- Jeff suggested we may want to pressure wash the sidewalks; Green up quoted us \$6800 from Springtree to where the neighborhood ends is \$6800. Shay may know someone who does it, will get a quote. Council agrees to get another quote.
 - Alexander suggests we get a price for pressure washing the concrete slabs where the mailboxes are.
 - Council agrees to remove posts by mailboxes.
- Sidewalk reminder was sent. Daniel Ourso says the city is spread thin. Council suggest we reach out to Caroline and then give the homeowner owner the information on how to fix.
- It was clogged and we have beavers. Kate reached out to two nuisance animal remover companies and is working on removing them. Trees where roots are threatening the concrete. He recommends getting rid of the trees. There would still be a barrier. May want to have green up keep the area clean – quarterly have green up clean up the trees. Quote \$1,250. Council agrees we need to protect the lake.
- Hillgate – one of the storms broke a dead end sign and the city won't repair it. Daniel Ourso says the city won't do it because our neighborhood has decorated signs/posts. Daniel says the city does not repair white wooden post. Traffic and engineering do not do that kind of post.
- Emergency Federation meeting tomorrow where there are some bills affecting HOA's. Zoom link will be shared with the council. Ho 57, Ho 9, Senate bill 109 will affect us negatively.
 - Federation hired an attorney and are encouraging their members to financially support the cost of it. Federation is asking for \$1000. Council agrees to pay it.
 - Kate will forward the email and send out the zoom link.
- Mailbox installation – will start Wednesday and be finished by Friday; will take 2-3 days.
 - David Plaisance brings up the concern about homeowners getting keys. Kate and Alexander will be available to give out keys from Wed-Friday and next weekend. Sign will be put up on the mailboxes letting homeowners know it is happening and it will be sent in an email. Alexander will add the information about USPS law.
- Former homeowner who has lawn company sent us a quote and they were \$300 more than Green Up a month.
- Springlake Drive- 1244 & 1254 Springlake Drive; Back of home before thanksgiving bullets came into the back of both homes, families have moved out; possibility kids are back there shooting. Kate questions whether we should clear out area or block off the road. Alexander will reach out to landowners (Lewis Companies) behind Springlake and inquire what the plans are for land.

Mailbox key pick up: Wednesday – Friday 5:30-7:00pm, Saturday 9-10am

HOA meeting scheduled for April 25, 2022
HOA meeting scheduled for May

Meeting adjourned at 8:15 pm.
Minutes respectfully submitted by Shay Rivere, Administrator