



Bluebonnet Highlands Homeowners Association Minutes  
Meeting \* May 24, 2022 \* 6:30 PM

Meeting called to order at 6:45 pm. Council members Sherry Blackwell, Alexander Tardo, Richard Smith and David Bencaz present. David Plaisance and David Bencaz absent. Employees Kate Cook – Representative, Shay Rivere– Administrator present. Daniel Williams -- Accountant absent.

Accountant, Daniel

- Meryl Lynch liquidated the CDS- we have 180k in CDS – accumulating over time to replace fence and do big projects – It's .1% - 36 month option.
- Another option would be 12 month CDs at .05%. Being connected with the investment side.
- Investing? Kate will send email to Federation asking about other homeowner associations and how they are handling investing.
- Administrator's credit card – signatures needed by council members. Sherry Blackwell and David Bencaz signed.
- Budget – 134k at the beginning of year for special projects. Of the 134k, we have 15k left in special projects to spend. Projecting ahead, we are under budget by \$10k. Technically we have 25K for special projects. Safely, we have at least 15k to spend in the next 8 months.
  - Sherry questions if fountains come out of this budget – yes, they do.
- Two payments – Bluebonnet fence project is finished. Mailboxes are finished being paid as well.
- We have \$370k cash outside of the \$180k.
- Saving money monthly to cover future cost/special projects (repairing fence).

Representative – Kate Cook

- Pool chairs – do we want to do a bulk order? Kate has checked reviews on Wayfair. Council agrees to add chairs to the pool using the \$15k in special projects.

- End of hillpark – trees intruding on the spillway and culvert, Mark went out and chopped stuff down and left it out there. Says it will eventually turn into nature; the Homeowners are complaining. Green up can haul away for \$2000. Council agrees to allow Green Up to clear for \$2000.
- Fishermen parking on Burbank and fishing in our lake. Council agrees a sign needs to be put up. Council agrees to put sign and if trespassers, tell homeowners to call police.
- Pool Security Guard – Kate is looking for security guards; companies cannot get enough people to work. Laughton said no, short staffed. Kate will look into a local company.
- Removal of lake lettuce – Muck movers – company said it is difficult getting into the lakes with their equipment. He can get into the big lake to get into the area that needs cleaning; Springlake not super promising. Needs a combination of him to back in and a shoreline. We can only get him into one lake. The other lake we can take out the fence to be able to enter it - council agrees to
- Council Member Rick Smith questioned whether we are getting vendors who are upping their prices due to the economy/gas prices. Should we be prepared for increased homeowners' fees?
  - Green up increased price two years ago.
- Fast signs --- pool signs are being replaced
  - Council Member Alexander Tardo suggest we put the sheriff's number on the bottom of signs.

Council member Sherry Blackwell – deed restrictions, committee together?

- Check on the websites of new neighborhoods to compare to.

Administrator's Report – Shay Rivere

- Contact list – updated it and my research showed that possibly 123 homes are renters (having alternate mailing addresses). 5-10 homes look vacant.
- Dog off leash, dog waste issue – Kate will add to the newsletter.
- Looking into golf cart for HOA to purchase for the administrator to use for the drive around the neighborhood yard/home exterior inspections.

Meeting scheduled for June 27, 2022

Meeting adjourned at 8:33 pm.

Minutes respectfully submitted by Shay Rivere, Administrator