



## Bluebonnet Highlands Homeowners Association Minutes

Meeting \* July 25, 2022 \* 6:30 PM

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

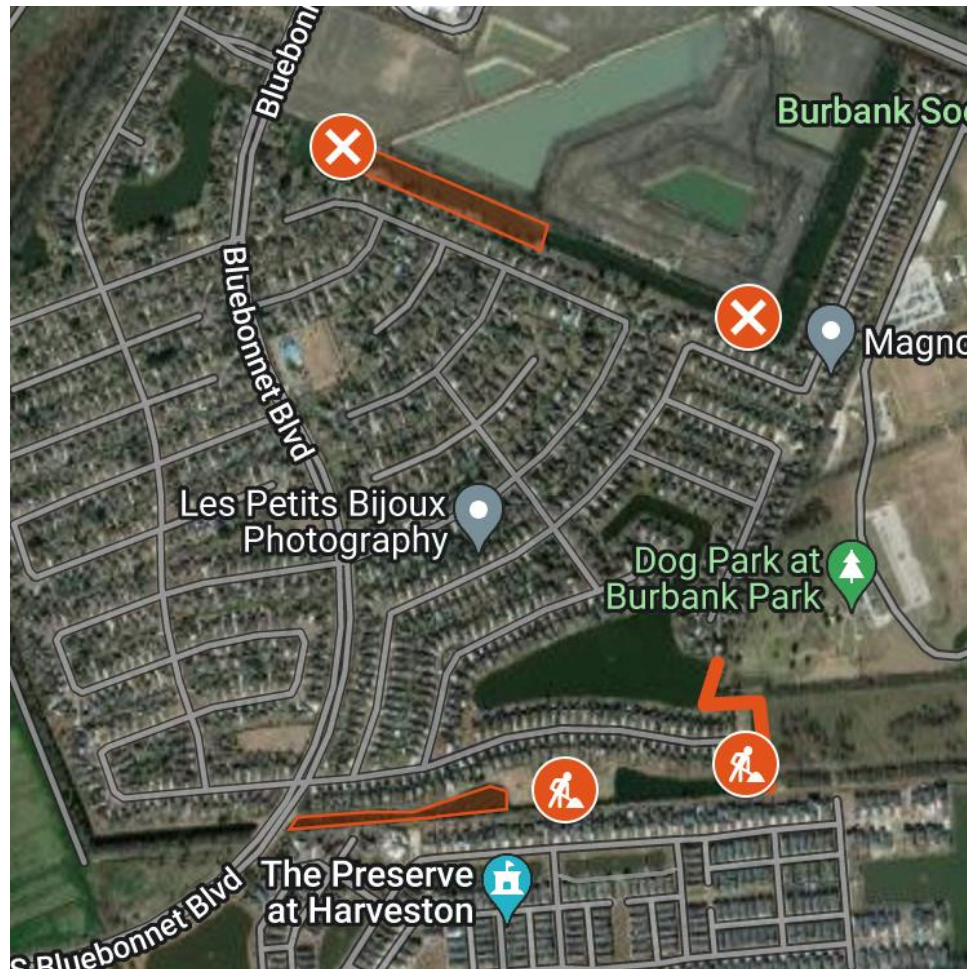
### **Mark (Lake Consultant)– Lake maintenance – discussing water lettuce**

- Floating lettuce will move by wind or current; herbicide works great to kill it, but it's the matter of getting it onto the plants. It is difficult in some areas to get to it. We cannot eradicate it. We do not have clear banks to get to some of it because of the vegetation over the ponds. If you turn your back on it, it will get out of hand. Unless it is cleared all the way out, we will always be dealing with them.
  - Kate : Is that why we are having a better summer on Hillpark because we cleared it all out; but then coming down Bluebonnet, it is getting out of hand. Mark sprayed last week and will look at it again this week. The rain has been an issue.
- Water lettuce is the easiest plant wise to deal with, but it is just the matter of getting to it. We have a budget. If he spends more time in one area, he has to look at it overall to see about the time and money in regards to where he decides to spend the rest of his time.
  - Council member David Bencaz mentions we need to spend time and money to trim the hanging limbs over our property as well. Kate states we need to make sure we do it correctly so we don't kill anything.
  - Council member David Plaisance questions what is the top priority? Clear the banks? Or do adjust budget based around certain times of the year.
  - Mark says yes he does have places under trees that he cannot get to on the banks, the islands, limbs in the pond, etc Example one side of Hilltree on Walmart side is not our property and he cannot get to.
  - Kate notes that Springlake has many complaints.
  - Springtree – Springtree west we have confidence we can put bags, Springtree East, skeptical; Kate is getting quotes.
  - Dredging being a top priority for special projects funds for 2023; dredging will be costly.

- In Mark's opinion where would he start dredging?
    - He would first start with The Preserve – see if they would help out expense wise and do a joint project.
    - Hilltree Lake “L” Shape one would be the one he would start with.
      - Lake behind Hilltree and Hillpark
      - An area with tree/bushes need to be knocked out near bluebonnet (remove concrete etc)
      - From concrete area going down Hilltree Lake – very shallow, used to have 2 more feet of water.
    - Not saying Hilltree takes priority over Springtree algae. But he would pick one of these two. Hilltree concrete/bush area or Springtree East side.
      - Issue with submerged plants because it is very shallow.
      - Council member Rick Smith: How are other HOA's handling it?
      - Note: Mark does over 300 a month.
- Cannot raise the water – city/parish. Only thing you can do is go down and keep spraying.
- Getting to be where they cannot go through it with pirogue. Kate asked Mark to take photos of areas he cannot spray. Mark says that the two big lakes are looking great and have great depth. It's the small nooks and canals that are causing trouble and the part that he dropped 2 ft down. Hillpark is very deep and much wider – Kyler left cypress stumps. Island is bad idea, rodents and birds there. Mark suggest the trees falling around island to be removed. Mark recommends clearing out an area in Hilltree – peninsula. If Mark had to pick out of removing limbs and dredging, he would pick dredging.
- Kate talked to Kyler last week and he let her know Springtree East quote is being worked on because he knows he can put the bags.
- Longwood Green Initiate has land on other side of between BREC and Springtree.
- If smell doesn't matter, when do we want to spray the sentiment? August, September, October? After Kyler sprays, we will need to get someone to haul it all off.
  - Instead of hauling it out, option to blow it into tube, but it is expensive to blow it into a tube around the outside (stops the erosion). Is it more expensive than bulkhead?
  - Kyler is going on 2 week Europe vacation and Kate is waiting on response.
- Mark will be at Springlake this week. Mark is out here twice a month.
- Overall: HOA needs to dredge and clear the limbs
- Best time of year to spray, ideally when it is actively growing in Spring. At this time the leaves are roughed up but you can still get them now. Ideally – March to

May. Mark suggests doing it in phases. Starting with Springtree and then in Spring do another area.

- Mailer for Homeowners warning of the brown areas they may see.
- Mark will provide quotes to Kate for spraying trees by BREC – Mark can do that for free.
- All members of council in favor and agree for Mark to spray trees near BREC in the L shaped area. **See below area on map outlined in orange.**



- Mark does not suggest using fountains. Too expensive to maintain and they do not do much. Diffuse aeration is cheaper to purchase, maintain and electricity wise.
- Diffusers are more beneficial with water quality enhancement wise – if you are using it for 3-4 foot of water... Diffuse aeration moves the bad water up and you are getting a good mix from top to bottom between the cold water and hot water. Overall: diffusers are better than fountains. From a budget stand point it is better, but they are not for aesthetic reasons. Does help with water quality.
- Mark recommends diffusers for all lakes.

## **Accountant, Daniel**

- Budget for special projects is used up.
- Trending favorably about 20k against budget.
- Potentially we could dip into a little bit more if needed.
- In our 20k, we will get more accurate as year goes on. At end of day, worst case scenario we always have 50k that we have that stays in cash and then we have the budgets for future projects if we need to dip into it.
- We have never had to dip into our 50k reserve, but if anything comes up, we have the money.
- Banker said not to worry about investing, to keep in cash and watch the market.
- 300k includes what we saved to date to use for resurfacing project and fence
- 180k for fence replacement and pool resurfacing with anticipation of expending it in 2028.
- Council Member Rick Smith questioned if we have insurance on the fence. Answer: we do not have insurance on the fence

## **Administrator's Report – Shay Rivere**

- As of 7/25/22: 30 complaints – half have been taken care of 14 of them; as more and more homes are sold or become vacant, I get more complaints. The fining process has become tedious.. Posting on doors first notice and fine letters
  - **10770 Hillwood** – 1<sup>st</sup> notice, fence fixed, lawn maintenance taken care of, photos sent– no fines
  - **10223 Springbrook** – trees and bushes trimmed by front door; still has dead bushes in front of home covering the bricked side of garage – is currently working on it, has been sending photos of progress; fines started on 7/8 – do we want to continue fining or not fine at all? Older woman, medical issues, lives alone, but did reach out letting us know she is working on it.
  - **10467 Springcrest** – first home on street near bluebonnet, yard maintenance (front and back) has been taken care of since there 1<sup>st</sup> notice was sent out, no fines.
  - **1179 Springlake** – still work in progress, shutters have been painted black (not approved), front stucco painted white, door still needs to be painted, landscaping has been taken care of, not sure about the overgrown lake area, no one has reached out to my knowledge – fines started on 7/6 –
  - **1172 Springlake** – 1<sup>st</sup> notice, overgrown flower beds have been taken care of; sent photos, no fines.
  - **1183 Springlake** –yard maintenance, 1<sup>st</sup> notice, yard maintenance taken care of, no fines.
  - **1182 Springlake** – 1<sup>st</sup> notice, yard maintenance and flower bed maintenance is completed, no fines.

- **10301 Hillmont** – nothing done, no response, both letters still on door, fines began 7/6/22; city will soon take over maintaining yard and it be classified a blighted house (yard was recently mowed – neighbor mowed it.
- **10723 Hillbrook** – vacant home, several complaints, broken door, landscape, windows, bronco in driveway, wood on side of house, tools & items in front of home – bronco was removed and dumpster; still no response, letters were returned or sitting in mailbox; Posted on door? – Fines started 7/6/22
- **10836 Hilltree** - Pigeon house – carts still in driveway, someone emailed saying that someone came and told them what they could have piegons

Courtesy letters sent to the following addresses on 7/15/22: (30 days to respond/bring home up to code)

1346 Springlake - landscape, weeds, trim trees bushes
10516 Springbrook – grass, landscape
10242 Springdale - Range Rover parking in grass – 4/5 cars blocking other peoples driveway; will follow up on letter and send another courtesy letter & not wait 30 days
10405 Springdale - 2 broken cars in driveway, broken fence gate
10443 Springwind - landscape, yard, wildflowers in back yard – have rec'd response and homeowner is working on it
10828 Hillbrook - Toyota Highlander parked on street/sidewalk last week; today it was a small silver/tan car

- Will upload June Minutes & July Minutes to groups
- Continuing to look for golf cart
- Will be on vacation 7/28-8/1/22

Meeting adjourned at 8:33 pm.

Minutes respectfully submitted by Shay Rivere, Administrator