



Bluebonnet Highlands Homeowners Association Minutes

Meeting * August 22, 2022 * 6:30 PM

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

Accountant, Daniel Williams

- Closed the books through July – no big changes from June budget. Still trending positively in budget. 15k in the right direction
- Special projects have been either used or allocated. Budget is conservative so Daniel is thinking it will increase. Anything left over at the end of the year, we can discuss closer to December to use it on something OR to roll it into next year.
- Dues are coming in and collections are good.
- Second half of invoices went out. Anyone with balance over \$500 – a final reminder will be sent via mail and email and if they do not answer, we will file a lien.

Administrator's Report – Shay Rivere

- Working on June and July minutes – will post to groups soon for approval.
- Posted a HIR in groups today – needs approvals ASAP
- Lots of parking on streets complaints lately – almost every street has a car on it at some point during day.
- I have around 7 letters to send out – mostly lawn maintenance and parking.
- There's an issue with an overgrown tree and would like the council's opinion on it. It is hanging over the neighbor's fence.
 - Council agrees to send out a letter reminding homeowner to maintain their trees and cut/trim when necessary. Council also suggested to reach out to our Attorney Caroline to give us some wording to use in the letter. Council does not want to get too involved in neighbor disputes which is where this issue lies.
- Will be driving down the subdivisions this week to check on my recurring problem addresses.
- Drag Racing on Springbrook – advised neighbors to call Sheriff's office.

Homeowner Questions

- Lake Lettuce and what we can do about it?
 - Council mentions we discussed this last meeting and are working on getting quotes.
 - Homeowner lived on lakes for 25 years; what is different from this year than previous years?
 - Discussed lake lettuce issue and Mark's comments from the August meeting.
 - Hard to get to some areas; lots of rain being an issue. Mark has over 300 lakes to take care of. He addresses our issues twice a month. Council is working with Mark and Skyler to address the lake lettuce and figure out what needs to be done first and what area we need to tackle first.

New construction and whether they have their own draining system?

- Yes, they have their own draining system.

Public access to lakes?

- Two places on Bluebonnet and the dead end on Springlake.
- HOA has previously talked about building a bridge or something for access to lake or dog park.

Homeowner spoke to Rowdy's office about working on Sundays. Their playing loud music and homeowner can hear with the windows closed in his home. They also started pouring concrete at 5:15am. Rowdy will reach out to the developer.

Homeowner brings up issue with the corner of Bluebonnet and Springcrest where there is an overgrown shrub that makes it difficult to see when coming out of Springcrest and making turn on Bluebonnet. Requests the shrub be taken care of on corner of Springcrest by the sidewalk. Kate will reach out to Green Up.

Homeowner questions safety concern– corner house Hillmont and Bluebonnet – car parked on street.

- Law parked too close to stop sign. Call Sheriff's office and say they are blocking the stop sign.

Representative's Report – Kate Cook

- Basketball goals – adjustable heights, the actuator is stripped. Goals and Poles installed them and the cost for the actuator installation and freight is \$725. He said you may want to consider replacing the goals. We put them in 11-12 years ago. There is a new system that allows no one to adjust them besides the HOA. Cost is \$2500.
- 4 new “no trespassing signs” – located near Hilltree Lake where meets Burbank. Fast signs removed old signs and put in new one and saw snakes and got scared. They said they will refund for installation. We will need to find someone to install them.
- Tarp in pool has a puncture hole – Kate sent to manufacturer and they said that the fabric is a rip stock material and as such this type of injury will not get worse by itself. We could leave it alone or get it sewn closed.

- Tarp over playground – company based out of Florida. Everything is in, we are just waiting for them to come put it up. Council member Rick Smith asked if anyone else could put it on. Kate says probably, but if anything should happen, we would not be covered and it would come out of pocket.
- Special project dredging Springtree canal – Next step will be identifying which sections we want to do. The quotes we have do not include removal. We need to figure out what sections we want to do and how do we get it out as well as the cost of it.
 - Council member Alexander Tardo ask Kate to revisit the Mark issue.
- Springtree canal - where material would be kept and where it would be hauled off so it can be finished in 2023. Council agrees to sort out at next meeting.

Homeowner questions the three crosswalks – Council member Alexander Tardo says the last email he received was in May and she stated that the crosswalks have been historically warranted based on used – she thinks there is enough of a need for it because it is the same on both sides. Expect installation to cost for \$50k. Alexander says the things she sends wouldn't actually stop traffic.

Homeowner questions 311 cleaning out drains. Council advised to continue calling 311 and complaining.

Meeting scheduled for September 26th

Meeting adjourned at 7:39 pm.

Minutes respectfully submitted by Shay Rivere, Administrator