



Bluebonnet Highlands Homeowners Association Minutes  
Meeting \* March 21, 2023 \* 6:30 PM

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

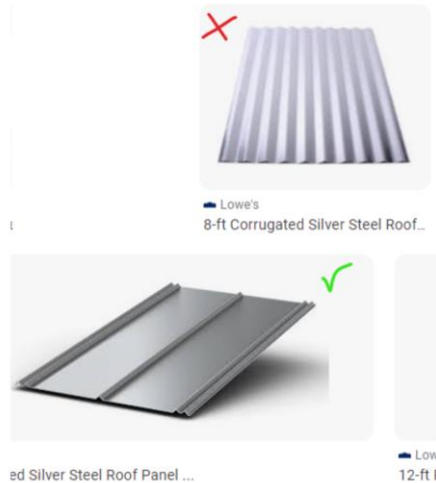
- **2023 Nominations.** The following members were nominated for each position by a fellow council member. Two approvals were given for each nomination and therefore passed.
  - **President – Alexander Tardo**
  - **Vice President – Michele Blackwell**
  - **Treasurer – Rick Smith**
  - **Secretary – Marianne Burke**

**Representative's Report – Kate Cook**

- Quote for pressure washing the pool deck and sidewalk around the clubhouse is \$1000; Council member Rick Smith questioned if it included the siding of the clubhouse; Kate will get a quote on the clubhouse siding as well. Council approves of the work being done for \$1000.
- Dantin Bruce tree removal update: DSLD wants to know our proposal on our expectations of the replacements. DSLD bought the finished lot so they do not know what was there previously and what our response and what our expectation is for what needs to be replaced.
  - Council member Alexander Tardo questioned if we want them to replant vegetation or to give us money for us to replant.
  - Kate, our representative, will ask homeowner what was there before.
  - Council members discuss bamboo as an option to plant. Council members also agree that having DSLD plant something would be less trouble than if we would plant it and have to get permission to do so.
- Issue of new homeowners in the new neighborhood fishing in our lake – no access point to put signs over on their side; we will reevaluate after the DSLD issue is resolved.
- Lake Mapping – scheduled for next Wednesday; March 29<sup>th</sup> depending on weather.
- Signal 88 – patrolling at night; Council members suggest they come to a meeting to discuss current issues we have and want them to watch for.

## Administrator's Report – Shay Rivere

- **HIR** – metal sheds; house along Springlake backing up to the woods; nothing in the bylaws regarding metal sheds and roofs; bylaws do say that roof overhang should not encroach on adjacent lot. See
  - Council would approve traditional siding with shingles or traditional siding with a toned (non-silver) ribbed metal roof; recommend a color that compliments the home. (See below for example of the ribbed metal roof allowed)



- In conclusion, if the roof is going to be metal, it has to be ribbed and colored, not grey.
- The home improvement request will need to be resubmitted before approved.
- It has to be set far enough back that the water falls off the roof onto your property and will not fall into the neighbor's property according to deed restrictions.
- **Lake Clean Up**
  - A letter was sent to the home on Springlake; will follow up the first week of April
  - Our representative Kate will get a quote on cleaning the fallen trees on the island area behind Hillpark and the debris in Lake Longwood since both are unmaintained HOA land.
  - Springbrook and Springlake dead willow tree – email sent to Kate and I requesting the HOA remove the tree since it is not on the bank. Shay will go assess the situation over the weekend and determine who is responsible for the removal of the tree.
- **Recent complaints**
  - Loud noise from vehicles driving in and out of the neighborhood –please file a complaint with the Sherriff's office as soon as you witness it.
  - Stolen Gas/ No enough lighting in the cul du sac – this is an issue for Entergy.
- **Sidewalks** – no one has reached out to about damaged sidewalks in front of their home yet; Council Member Alexander Tardo will make a google doc to put in the newsletter for people to submit if they see damaged sidewalks.

Meeting adjourned at 8:00 pm.

Next meeting scheduled for Homeowners on April

Minutes respectfully submitted by Shay Rivere, Administrator