



## Bluebonnet Highlands Homeowners Association Minutes

Meeting \* October 17, 2022 \* 6:38 PM

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

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

- HIR – For house colors, if a homeowner was going with a white color and got it approved, would she need to submit another request if at the last minute she changed what white color she went with or can she send in an email saying what the change of color was and I attach it to her original request; as long as she stays with the white color? Council members will allow homeowner to send in an email to attach to original home improvement request instead of submitting a new one.
- UPDATE for 11063 Hillpark's yard has been taken care of. The resident has moved out. There are items on the side of the sidewalk for 311 to pick up. They do have furniture still in front of the home by the front door. What should we do about that? Council members agree to give it another week for items to be removed.
- UPDATE for 10301 Hillmont did send in a request for the garage door to be fixed this Wednesday. I followed up to ask for the color of the garage door and if it would be the same as it is now.
- Little Free Libraries – will this be installed soon?
  - One was Springhill side and it is registered with free library website and it is on Springlake Drive.
  - Kate will add to newsletter and add the link to where it is located
  - Council member Alexander Tardo is working on getting one on the Fairhill side
    - Representative Kate suggest at the clubhouse
    - Council Member Rick suggest where the gazebo is on the Springlake side and also some benches.
- Bank Erosion HIR – approved
- Parking signs for our problem streets?
  - Kate has one made from Fast Signs. We will try it out on one street and see if more need to be made.

### **Representative's Report – Kate Cook**

- At the August meeting, homeowner questioned if we can spray anything ourselves on the lakes. Short answer, it is not advised. Everything that Mark (our lake consultant) sprays, he is licensed to use. Anything else may damage the wildlife and lake health.

- The request to take care of shrubs on Springcrest has been taken care of. Let our Representative Kate know if issue is not resolved.
- Lake Dredging: Council talked last month and had a call with Kyler, he recommended mapping before dredging. To map the 5 zones that Kyler quoted us on, vendor said the total would be \$9500. Do not have quorum to vote so Kate will post to groups to get a vote. Kyler said his estimates came from educated guesses and the mapping would give us a better idea of what a more accurate estimate would be.
  - Council Member Rick Smith came across a company American Sport Fish.com that would give us a quote on dredging and they will deal with the soil.
  - Homeowner questioned if we should map two areas that we plan on doing first rather than map it all if we do not plan on dredging all five areas.
- Signal 88 - options for security for next year. Last spoken with vendor, they are working on a quote for an annual contract. They reached out to Kate and Rick. Kate is meeting with John on Wednesday about bringing on private security. Bringing them on for summer security was not in the budget this year.

Council Member Rick Smith – neighbor questioned having a hazardous waste pick up for the neighborhood. Kate will reach out to see if they can come here and do that one day for the neighborhood. David Bencaz suggest we open it up to multiple neighborhoods if it helps the surrounding areas.

Homeowner on Hillridge – the subdivision being built on Burbank initially cleared the area up to our servitude. There's 150 servitude that runs up to the drainage canal. They maintained it for several months. Recently they cut into the servitude. His house backs up to it. He took pictures and videos of them clearing. Contacted developer and Bruce told him that the trees in that area were just trash trees and would grow back. Cleared it right up until the waters edge. The tax assessor updated the satellite imagery. You can see the property line and the areas where they cut into the trees on our servitude. They staked it and then \_\_\_\_\_.

- Cost estimating \$300 6 foot tree to plant
- File a complaint with city and prove it will not affect our drainage

What is the process of HOA addressing this issue? David Plaisance contacted them and was told the same thing – trash trees.

Rick says should we get Rowdy involved?

David Bencaz will send an email on our behalf to developer and then we will reach out to Rowdy.

Homeowner questions the 5G towers. Kate responds we have not had any updates with this. We sent our preference of where we wanted them to be, but she never received a response back.

Meeting adjourned at 7:25 pm.

Minutes respectfully submitted by Shay Rivere, Administrator