



**Minutes**  
**October 2023 HOA Meeting**  
**October 9, 2023, 6:30 pm**

- I. Call to Order by President Alexander Tardo
- II. Roll Call
  - A. Kate Cook - present
  - B. Lorraine Mayer - present
  - C. Daniel Williams
  - D. Alexander Tardo - present
  - E. Michele Blackwell - present
  - F. Rick Smith - present
  - G. Marianne Burke - present
  - H. David Bencaz
- III. Approval of Last Meetings Minutes - approved
- IV. Presentation of Reports
  - A. Accounting Report
    - 1. Alexander reported for Daniel:
      - a) Books closed through September. Will have \$42K to spend on special projects before EOY
      - b) Credit Card Processing Fee
      - c) CD Update - Collect signatures on HW Document
  - B. Admin Report
    - 1. Pittbull issue on Springtree resolved due to contacting homeowner (landlord).
    - 2. Several letters sent to homeowners due to landscaping issues. Although grass isn't growing, weeds are. Note was added to weekly email sent by Kate.
    - 3. Big issue of trash in Fairhill was resolved - homeowner under renovations.
    - 4. Parking complaints continue, however, Chris Ploof with Signal88 has refocused efforts on reporting parking issues on the daily report.
    - 5. Rick Smith proposed extra efforts through an email to homeowners to educate them on the rules of parking in EBR. Lorraine to send an email draft to Kate.
  - C. Rep Report
    - 1. Update on playground cover
    - 2. Letter to David Torregrossa - after consulting with council Carolyn, we are not responsible for the bill the homeowner sent to Kate for removal of trees/limbs.



3. Fountain update - Complaints continue from homeowners, however, pond water levels do not allow all fountains to run.
  4. Fence Gate Repairs - Painter to be consulted on painting.
  5. 2024 Council Elections
    - a) Online Nomination Form: <https://forms.gle/rdmyFuGrhQf3wCnk9>
  6. Thoughts on adding outdoor message boards at neighborhood entrances and clubhouse were discussed.
- D. Council Report
1. Alexander
    - a) Proposed clubhouse renovations
      - (1) \$42K left to spend in special projects
      - (2) Clubhouse rental revenue has increased every year since 2020 and has exceeded 2019 numbers despite the rental fee remaining at \$100. Meaning, there has been an increase in demand for rentals.
        - (a) 2019: \$6,275
        - (b) 2020: \$4,525
        - (c) 2021: \$5,800
        - (d) 2022: \$6,875
        - (e) 2023: Jan - Sept: \$5,733
      - (3) Clubhouse has not had any renovations since 2018 with the exception of paint and repairs as needed. Clubhouse is the face of the HOA and should be a point of pride. We are increasing our use of the clubhouse for social events and some of the current hardware and furniture has exceeded its useful life. Complaints of the condition of the clubhouse have started bubbling up.
      - (4) Proposed renovations
        - (a) Replace folding chairs and furniture
        - (b) Paint walls, doors and kitchen cabinets
        - (c) Replace flooring with durable, quiet LVP
        - (d) Replace kitchen countertops
        - (e) Paint front gate and make recommended repairs
        - (f) De-fog windows
        - (g) Deep cleaning and resealing of tile. Perhaps even re-grouting if necessary.
        - (h) Replace Bluebonnet Highlands sign outside front door.

Renovations were approved by the Council, Alexander to proceed with estimates and actions on making this happen, starting with painting, flooring, and furniture.



2. Rick - Grant Writing Service - Rick obtained information on a company, US Business Funding Solutions, that has a grant writing function for a fee. Marianne suggested that we seek help on a local level first through resources at the EBR Library.
  3. Marianne - Events Committee Update
- V. Set Next Meeting Dates
- A. November: Council Only, November 6 at 6:30 pm
  - B. December: Neighborhood Wide - December 4 at 6:30 pm
- VI. Adjourned