

**Bluebonnet Highlands Homeowner's Annual Meeting**  
**January 27, 2009**  
**6:30 p.m.**

I. Elected New Council Members

Rickey Adams  
William Biossat  
Todd Graves  
Yvonne Kemp  
Todd Lunkin  
Kimberly McDaniel  
Gina VanZandt

II. Reviewed 2008 Balance Sheet and 2009 Budget

These documents can be found at <http://www.bluebonnethighlands.org/> under newsletters and notices.

III. Homeowner Comments

All present homeowners ranked projects previously brainstormed by the council by importance. All present homeowners also wrote additional projects they would like to see implemented by the council. The results of are as follows (in order of importance):

- a. New signs for front entrances
- b. New fountains for the lakes
- c. Playground
- d. Walking track around lakes or behind clubhouse
- e. Tennis Court

The results of the additional projects are as followed (email our HO representative, Erin, at [bbhrep@hotmail.com](mailto:bbhrep@hotmail.com) for a complete list of comments):

- a. Fix street lights and signs
- b. Consider executing some projects using green technology
- c. Sidewalks need repair in spots such as Springtide
- d. Extend Bluebonnet sidewalks to Springtree Drive

**Bluebonnet Highlands Homeowner's Council Meeting**  
**February 4, 2009**  
**6:30 p.m.**

**Council Members Present (New 2009 Officer Positions Listed)**

President-Todd Lunkin  
Vice President- Kimberly McDaniel  
Treasurer- William Biossat  
Secretary- Gina VanZandt  
Rickey Adams  
Yvonne Kemp

**Absent Council Member**

Todd Graves

- I. Updates
  1. Financial Update- Clark Taylor Loan is Paid Off
  2. The Council Reviewed Project Lists Results from the Annual HOA Meeting. The results of the survey are as follows (in order of importance):
    - a. New signs for front entrances
    - b. New fountains for the lakes
    - c. Playground
    - d. Walking track around lakes or behind clubhouse
    - e. Tennis Court
  3. The Council Reviewed Comments from Homeowners from the Annual HOA Meeting. Some of the comments are as follows (email our HO representative, Erin, at [bbhrep@hotmail.com](mailto:bbhrep@hotmail.com) for a complete list of comments):
    - a. Fix street lights and signs
    - b. Consider executing some projects using green technology
    - c. Sidewalks need repair in spots such as Springtide
    - d. Extend Bluebonnet sidewalks to Springtree Drive
  4. Decisions by Council on Homeowners Comments and Project Lists
    - a. The council will vote on new signs during the next council meeting
    - b. The council is currently collecting bids and quotes for repairing and replacing the broken lake fountains
    - c. The council is currently collecting quotes to replace the green fence around the pool
    - d. The council is planning to replace the playground with this year's HOA dues. Research is currently being done.

5. Clubhouse and Tennis Court Renovations
  - a. The clubhouse has new blinds and flooring throughout
  - b. A new net for the tennis court has been ordered

## II. Old News

1. Fence Repairs-All fences along Bluebonnet should be repaired and painted by the end of February
2. Blue Tarps- The HOA homeowner rep will start approaching homeowners with blue tarps this month to find out the status of their repairs

**Bluebonnet Highlands Homeowner's Council Meeting**  
**March 4, 2009**  
**6:30 p.m.**

**Council Members Present**

President-Todd Lunkin  
Vice President- Kimberly McDaniel  
Treasurer- William Biossat  
Secretary- Gina VanZandt  
Todd Graves  
Yvonne Kemp

**Absent Council Member**

Rickey Adams

I. Updates

1. Financial Update

- The council made the following decisions regarding late HOA dues
  - i. Any homeowner who has not paid their HOA dues or set up a payment plan by March 4, 2009, will be assessed a 14% late fee of their yearly dues (\$360).
  - ii. If any homeowner owes more than \$500 after one year, the association will file a lien against the homeowner's resident.
  - iii. If a homeowner is not current on their dues, they should contact the HOA's accountant, Daniel, at [bbhbilling@yahoo.com](mailto:bbhbilling@yahoo.com) to discuss their options for repayment.
  - iv. A homeowner can drop off their dues at the clubhouse drop box, pay on-line via the website ([www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)), or mail their dues to the association. The address is:

*Bluebonnet Highlands Homeowner's Association, Inc.*  
*PO Box 82986*  
*Baton Rouge, LA 70884*

II. Violations

The HOA representative, Erin, drives through Bluebonnet Highlands twice a week and documents all violations. From now on, if Erin has noticed the same car parked on the street after a week and a half or three of her trips, she is going to call the Sheriff's office

to issue tickets for these cars. The council decided to take this action because it is against the deed restrictions to park a car, for an extended period of time, on the street.

### III. Old Business

1. **Fence Repairs**-The fence repairs are complete.
2. **Roof Hurricane Repairs**- For the 17 homes that still have blue roofs, 14 of the homeowners are actively working towards repairing their roof. The HOA representative could not get in touch with the other three homeowners.
3. **Fountain Repairs**- The Springlake Fountain and the first two fountains of Lake Longwood were repaired.
4. **Tennis Net**- The new tennis will be installed by March 20, 2009.

### IV. New Business

1. **New Playground**-The council decided to spend \$15,000-\$20,000 on a new playground for the clubhouse grounds. The council would like to have this new playground installed by the pool opening date. Playground quotes are currently being collected.
2. **Pool Fencing**- The council is going to accept a bid to have the fence around the pool replaced for \$13,800. It is necessary to replace this fence for insurance purposes. This fence will be a powder coated steel fence and will be installed by Gulledge Fence Construction, LLC.
3. **Patio Furniture**- The council decided to spend \$10,000 on new patio furniture for around the pool area. One of the council members is currently collecting quotes for the new furniture.
4. **Clubhouse Doors**- The council is going to accept a bid to replace all of the doors in the clubhouse for \$3,800.
5. **Clubhouse Paint**- The council is currently collecting bids to repaint the interior and exterior of the clubhouse. The accepted bid will be included in next month's meeting minutes.
6. **Pool Opening Date**- The council tentatively set the pool opening date for April 18, 2009. If this date changes, the new date will be in next month's meeting minutes.

**Bluebonnet Highlands Homeowner's Council Meeting**  
**April 1, 2009**  
**6:30 p.m.**

**Council Members Present**

President-Todd Lunkin  
Vice President- Kimberly McDaniel  
Treasurer- William Biossat  
Secretary- Gina VanZandt  
Rickey Adams  
Todd Graves  
Greg Tullier

**Updates**

1. Liens
  - The HOA filed 24 liens on homes with more than \$500 due in homeowner fees.
2. Fence Around Pool
  - Construction on the new steel fence around the pool will begin on April 2, 2009. This fence has a 20 year warranty and cost \$13,800 for the fence, locks, and new gates. The HOA had to approve a new fence for insurance purposes.
3. Clubhouse
  - The HOA approved the purchase of a sofa, loveseat, chair, three bar stools, and a painting for \$4,232 to replace the old furniture in the clubhouse.
  - The HOA approved the following repairs to the clubhouse starting the week of April 12, 2009. The new repairs cost \$8,801 and include:
    - New doors (front and back)
    - New wood to replace the rotten wood around the outside of the clubhouse
    - New Columns
    - Repaint the inside and outside of the clubhouse
4. Metro Councilman Chandler Loupe

- Metro Councilman Chandler Loupe came and spoke to the HOA during the HOA meeting. He said there is not going to be an access road from Fairhill to Burbank. The HOA told him that if he helps us set up the installment of new streetlights, starting when they stop on Bluebonnet and continue until Springtree, the HOA would pay for the electricity. In addition, he said he has not heard of any changes to the casino plans from the original approved plan.

#### 5. New Swimming Pool Furniture

- The HOA approved the purchase of new swimming pool furniture from Splash for \$7,082. These pieces have a 7-year warranty and are mold and mildew resistant. This includes 25 chaises, six dining chares, three side tables, eight swivel rockers, and two rectangle tables.

#### 6. New Playground

- The HOA approved the purchase of a new playground to replace the existing structure for \$24,824 from Ultimate Play. Ultimate Play will install the new playground the last week of April. This new playground includes (go to [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) for a picture):

##### Swingset for Younger Children:

- Infant Bucket Swings
- (2) Toddler Half-Bucket Swings
- Low Deck with Rung Ladder
- 6' Slide

##### Swingset for Older Children:

- Belt Swings

##### Mega Set

- Decks of differing heights
- Wooden bridge
- Bay Balcony with 14' Landslide
- Fire Pole
- Climbing Ramp with Rope
- Ladder with Safety Handrails
- 11' Alpine Slides (side-by-side)
- Wooden deck roofs
- Rock climbing wall
- Ship's wheels
- School bell

- Periscope
- Binoculars
- Telescope

(2) Heavy-Duty Moveable Metal 4-Bench Picnic Tables

(1) 45' x 60' Wooden Mulch Safety Play Surface (includes 8" landscape timber frame and landscape fabric to prevent weed infiltration)

**Bluebonnet Highlands Homeowner's Council Meeting**  
**May 6, 2009**  
**6:30 p.m.**

**Council Members Present**

President-Todd Lunkin  
Vice President- Kimberly McDaniel  
Treasurer- William Biossat  
Secretary- Gina VanZandt  
Rickey Adams  
Todd Graves

**Absent**

Greg Tullier

I. Updates

1. Financial Activity Update during April 2009
  - a. Collected \$5,696 in dues.
  - b. 4 new homes added.
  - c. Paid \$2,000 to Butler Corp. for painting and construction to Clubhouse.
  - d. Paid \$1,400 down on new Clubhouse furniture.
  - e. Made final payment of \$2,388 (\$4,776 total) to Smith Building for work on Clubhouse doors.
  - f. Paid \$24,824 for new playground set.
  - g. Paid \$2,631 to Pilot Construction for fountain repairs.
  - h. Paid \$7,083 to Splash for pool furniture.
  - i. Paid \$7,800 to Gulledge Fence for new fence around pool.

II. New Business

- a. 2008 Financial Independent Report
  - No major findings in the report performed by Latuso & Johnson, CPA, LLC. The full report can be found at <http://www.bluebonnethighlands.org/>.
- b. The HOA is currently looking into installing surveillance cameras for the Clubhouse and pool area.
- c. The HOA approved the striping of the parking lot outside of the Clubhouse and pool and a new sand filter replacement for the pool.

Bluebonnet Highlands Homeowner's Council Meeting  
June 3, 2009  
6:30 p.m.

### **Participants**

William Biossat  
Todd Lunkin  
Kimberly McDaniel  
Greg Tullier  
Gina Vanzandt Brown

HO Representative- Erin Guillory

### **Absent**

Ricky Adams  
Todd Grand

## **I. Updates**

1. Financial Activity throughout May 2009
  - Collected \$7,700 in dues.
  - Three new homes added.
  - Overall collection rate up to 95%.
  - Paid \$2,789 as additional premium on prior year's Workers Compensation insurance policy.
  - Paid \$2,312 as additional premium on current year's Workers Compensation insurance (should get some of this money back).
  - Paid \$1,450 for the 2008 audit.
  - Paid \$900 for fence repair to 10617 Hillgate (billed homeowner).
  - Paid \$3,955 for clubhouse repairs.
  
2. 2009 Dues
  - As of May 2009, there are 42 delinquent homeowner accounts and 969 current homeowner accounts (95%).
  - Invoices will be mailed early June to all homeowners with remaining balances.

## II. Old Business

1. **Playground**- The New playground is complete for \$24,824!
2. **Clubhouse Repairs**- The remaining clubhouse repairs are cleaning up the paint and repainting the columns. The HOA also spent \$600 to replace the rubber boots around the stacks on the roof.
3. **Neighborhood Clean Up and Recovery**-There are only 7 houses with blue tarps. The HOA is in contact with these homeowners.
4. **Surveillance Cameras**- The HOA is still researching the best options for the clubhouse ground security.
5. **Card Key Access for Bathroom**- The HOA voted to add a card key access to the bathroom from outside of the clubhouse. There have been issues with vandalism in the bathrooms.
6. **Parking Lot Striping**- Complete for \$465.
7. **Sand Filter Replacement for Pool**- Complete for \$1600.

## III. New Business

1. **Nutria Issue**- The HOA is aware of the nutria issue and is looking into solutions for the nutria problem. Nutria continues to eat through the fountain power cords. The HOA is also looking for alternative options for the fountains.
2. **Additional Lounges for Pool**- Because of the increased demand of the clubhouse pool, the HOA voted to purchase an additional 5 lounge chairs for around the pool (\$170 each).

Bluebonnet Highlands Homeowner's Council Meeting  
August 5, 2009  
6:30 p.m.

### Participants

William Biossat  
Gina Brown  
Todd Grand  
Todd Lunkin  
Kimberly McDaniel  
Greg Tullier

HOA Representative- Erin Guillory  
HOA Accountant- Daniel Williams

### Updates

1. Financial Activity throughout July 31, 2009
  - Collected \$31,529 in dues.
  - Collected \$827 in late fees.
  - Paid Electric Gates \$688.48 for gate cards (200 gate cards)
  - Paid Anna's Home Care \$400 for cleaning (services performed over several months).
  - Paid Lofton Security \$475.20 for security guard services.
  - Received \$6,717.79 in state income tax refunds.
  - Eight new homes added.

Detail of General Reserve Expenses 2009	
New Playground in recreational area	24,824
New fence around pool	15,800
Repairs to fence along Bluebonnet (Gustav)	8,500
New Pool Furniture	7,083
New Paint and repairs to clubhouse	5,995
New doors for clubhouse	4,776
New clubhouse furniture	4,232
Independent CPA audit of 2008 financial records	1,450
New water fountain for clubhouse	498
Sweeping & striping of clubhouse parking lot	456
<b>Total</b>	<b>\$73,614</b>

2. 2009 Dues

- As of July 31, 2009, there are 67 delinquent homeowner accounts and 861 current homeowner accounts (94%) for a total of 928 homes.
  - There are currently 22 liens filed against homeowners who owe more than \$500.
3. Pool Company
- Hired a new pool company, Vision Pools, for \$600/month.
  - Vision Pools will come out twice a week and pool chemicals will cost approximately \$350/month.
4. Neighborhood Watch
- Discussed options with the neighborhood watch coordinator and decided to support his initiatives. These options include having section commanders and block captains broken out by street.
  - Interested homeowners should go to [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) and go to the message board and click on the Neighborhood Watch link to find out additional information on how to volunteer.
5. Legal Representation

Signed Phelps Dunbar LLP on retainer to help the HOA handle violations of deed restrictions. Phelps Dunbar LLP will only be used if the HOA deems the deed restriction violation is "bad" enough to warrant further HOA action.

6. Clubhouse Rental
- The clubhouse can no longer be rented for back to back parties due to issues of cleaning the clubhouse after each party.
  - Hired Anna's Home Care to come out after each rental to clean the clubhouse for \$30. The rental charge will cover this fee.
  - Clubhouse renters will now be responsible for dropping off a "do not duplicate" key in the lockbox located at the clubhouse after their event has ended. This new policy will start once the new drop box has been installed.