

**Bluebonnet Highlands Homeowner's Council Meeting
Board Members**

Kimberly McDaniel- President
Greg Tullier- Secretary
Todd Grand- Treasurer
William Biossat - **Absent**
Gina VanZandt Brown- **Absent**
Eric Sunstrom
Huiping Yang - **Absent**
Robert Blanchard
Emory Belton - **Absent**
David Balhoff
Ryan Skavron
HOA Representative- Erin Guillory - **Absent**

**BLUEBONNET HIGHLANDS HOMEOWNERS ASSOCIATION
COUNCIL MEETING MINUTES**

March 10, 2010 – 6:30 PM
Bluebonnet Highlands Clubhouse
COUNCIL MEETING AGENDA

I. Homeowners

Fence request submitted, awaiting more information for approval.

2 Homeowners had questions about making meetings more open to all residents.

Home owner suggested that we look into following Roberts Rules of Order to make things flow more smoothly.

Home owner suggested that we adopt By-Laws. HOA President stated that no changes can be made to Deed Restrictions without 51% of the homeowners voting. At this time we can't get more than 35 to attend the annual homeowners meeting. And only a fraction of the homeowners vote when we send out a survey online. We are making every effort to make things better, and welcome all suggestions.

Still under discussion.

We plan to post all upcoming meeting agendas on the message board. This will enable homeowners to attend if there is an issue that concerns them.

A. Fishing at lakes and associated issues

Discussion about installing No Parking signs near lake entrance from bluebonnet.

Approved by Council will be installed within 2 weeks .

**Reminder: Fishing licenses are required for all fishing.
Contact Wildlife and Fisheries if you have questions.**

We are acquiring bids for Algae control in the Lakes to prepare for the summer months.

II. Committee Reports

A. Planning, Development, & Finance (*William Biossat, Todd Grand, Huiping Yang*)

1. Financial Report – Daniel **Dues collecting going on schedule**

2. Tree Planting on Bluebonnet – Update, Costs

All trees installed cost \$7,600 for 34 trees and labor.

3. Sidewalks on Bluebonnet

Discussion on costs, we have a couple of bids. More expected. As of this date it looks like it would cost \$ 32,000.00 to finish the sidewalks along Bluebonnet to the end of the neighborhood. No decision has been made.

4. Lakes Update

Post signs along lakes with rules, and nonresident fishing prohibited. Approved by Council

5. Flowers/Landscaping at Entrances

Council approved a budget \$1000.00 to add Spring\ Summer color to sign entrances to neighborhood.

6. D&O Insurance

Council approved purchase of insurance policy to protect all HOA volunteers who are providing services free of charge. \$1, 250.00 per year

B. Social, Pool, & Recreation (*David Balhoff, Bob Blanchard, Gina Brown, Ryan Skavron*)

1. Large Pool Resurfacing – Bids Presented & Selected Vendor

Discussion and Approval to use Ewing Pools to resurface large pool. Due to all the problems we have had with Algae.

Cost \$ 23,249.00 Check and repair Pool suction pumps approved \$ 1,500.00.

Pool is now 10 years old. Resurfacing usually required every 10 to 15 years.

2. Improve Grade of Large Field (grade near playground sign, too)

Council agreed to purchase soil. We will need volunteers from the neighborhood to help spread soil.

3. Clubhouse Cleaning & Handyman Repairs Updates – Erin

Work continuing. Fans are being replaced that were broken. Broken and worn out electrical outlets and switches being replaced. All blown lights being replaced. Cleaning staff will increase cleaning visits during summer months for bathroom's and clubhouse.

4. Pest Control Issue (Men's and Women's Restrooms)

Pest control company being called out for ant problems in restrooms and outside area near playground and flowerbeds.

5. Purchase Additional Trash Cans for Clubhouse @ \$50 each
2 more cans approved to be purchased. The council is also asking every visitor to bring whatever trash you create back home with you.

6. Re-Mulch the Playground
Approved by council. This will require 3" of mulch. Cost approximately \$1,000.00

7. Power Washer (To Clean Playground Equipment and Pool Deck)
This will be loaned to us by Board member.

8. Spring HOA Party
Discussion No definite date yet.

C. Security, Rules, & Regulation (*Emory Belton, Eric Sunstrom, Greg Tullier*)

1. Violations Report, Parking Enforcement (Violation Stickers, ID Tags) – Erin
Discussion but no decision about stickers or violation letters.

2. **Re-Cap Meeting with Councilman Loupe & Capt. Blakes**
(See minutes from security meeting.)

3. Update on Crime in Our Area

18 – 911 calls
14 - Alarm calls
3 - Burglary calls
4 - Disturbance calls
14- Public assistance calls
42 – Traffic stops on Bluebonnet Blvd from Highland Rd to Nicholson Dr.

Discussion about Off Duty Patrols is a very important issue. Not enough board members present. There will be an open meeting called to get input from homeowners.

The estimated cost would be \$ 26,000.00 to \$30,000.00 per year. Information provided by the Sheriff's Office: \$26.00 per hour for off duty patrols.

Sheriff's office suggested we need to encourage all homeowners to fence in their back yards. We have many houses that back up to Longwood plantation road without fences.

We are hiring someone to remove debris on Springtree near canal an also from Bluebonnet Blvd. Tree trimming project in common Area.

4. Spring Mail-Out/Reminders
Erin will be sending out letters to every household with tips and reminders about yard maintenance as well as street parking overnight.

Yard Maintenance – Overgrown Clover Complaints, etc.
Discussions about sending out reminders.

Monthly Council Meeting Format
Discussions are ongoing about meeting format.

Meeting adjourned @ 8:30