

Bluebonnet Highlands Homeowner's Council Meeting

Board Members

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

BLUEBONNET HIGHLANDS HOMEOWNERS ASSOCIATION COUNCIL MEETING MINUTES

April 07, 2010 – 6:30 PM
Bluebonnet Highlands Clubhouse

COUNCIL MEETING AGENDA

I. Homeowners to Address the Council

(None Requested to Address the Council)

2 Residents Attended entire meeting.

If you would like to volunteer to be on our board please contact Erin. Help is always needed.

II. Committee Reports

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

1. Financial Report – Daniel

Recommendations by Todd that we establish a maintenance account to be put in place to cover any expenses that we incur every year such as fees, fountains, repairs etc. To carry over from one year to the next. Still working on the details.

It has been noted that the fountains that we now have were installed in 1998 and could be up for replacement soon. They are expected to last 8 to 10 years. Upcoming expenses will be \$ 750.00 each to inspect and replace lights. We have 8 fountains. Also discussion about getting homeowner's that live along the lake to contribute for upkeep and repair funding.

It was suggested that homeowners would contribute to an account. HOA would match the funding put up by homeowners to cover the fountain maintenance dollar for dollar. Discussion still ongoing.

To replace fountains at this time it will cost \$ 7,800 per fountain. Discussion also about water level in lake, still too low, only rain can help us at this time.

Dues collections are on schedule. At this time we are at 88% . This is very good for a neighborhood this size.

Insurance policies have been paid. LWCC fees have been paid to workers on our property.

Paid-

- \$ 7,616.00 for plants and flowers for areas around entrances and other required areas.
- \$ 23,249 for Pool resurfacing.
- \$ 131.00 to replace worn floor mats at clubhouse.
- \$ 563.00 for playground & clubhouse repairs.

We now have 6 new homes in our neighborhood.

It has been suggested that we look into a new internet site that would allow us another way to contact residents using our e- mail list that could be much quicker and more efficient. At this time we are looking into that possibility. As more information becomes available we will post it. It could be used to contact residents immediately when something urgent happens that we all need to be informed.

Liens have been placed on homes that are delinquent on their dues. We have approximately 39 homes that have or will have liens. We are making every effort to have these homeowners up to date with their dues. Payment plans were even offered. Before this was done, many contact efforts were made with little or no response.

2. Sidewalks on Bluebonnet – This was the #1 Request from the neighborhood that sidewalks be completed. At this time we are checking servitudes hoping to have more information by next meeting when we should have bids.

3. Staff Salaries Recommendations – Will be discussed at next meeting when we have more information.

B. Social, Pool, & Recreation (*David, Bob, Ryan*)

1. Large Pool Resurfacing – Pool has plaster cracking problems. Ewing Pools is the contractor and work is still ongoing. At this time we have no set date for the pool to be opened. Hopefully the remaining work will not take long.

Pool committee Volunteers are still needed. At this time we have 1 member.

2. Spring Workday – April 17 Cancelled only 1 Volunteer.

Erin will be meeting with Lake Maintenance Company about spraying for the Algae and duckweed preparing for the summer maintenance.

3. Clubhouse Cleaning & Handyman Repairs - Cleaning will increase during summer months.

New Lights installed and repaired broken fence. Stained playground area.

4. Pest Control Issue – Termite damage at clubhouse will need to be repaired approximately. \$2,000.00 in damage. Repairs approved.

5. Re-Mulch the Playground – Review Bids/Select Vendor

Next Meeting.

Volunteers will be needed to spread mulch.

We will have to pay someone if there are no volunteers.

6. Spring HOA Party

Postponed until further notice due to pool repairs and bookings of clubhouse.

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

1. Violations Report – Landscaping violation letters are going out at this time, especially in the new construction area.

2. Spring Mail-Out/Reminders - Reprinting due to pool problems.

3. Security Patrol/Fencing Issues - Patrol cost for the rest of the year would be \$14,000.00 for 15 hours per week. There are still questions pending.

Homeowners are reminded to please make every effort to secure your property with a fence. Especially, if you back up to open property like Longwood plantation road.

4. Sheriff's Report for Neighborhood

Security Committee Summary March 2010

911 Calls - 8

Alarm Calls - 33

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|-----------------------|----|
| Disturbance Calls- | 2 |
| Public Assistance - | 6 |
| Suspicious Incident – | 6 |
| Theft- | 1 |
| Speeding Violations | 56 |

If you suspect suspicious activity please call the Sheriff's office immediately. Erin is only allowed to make a certain number of calls a month. She has been told so by the dispatcher. Therefore we need Homeowners to call themselves this will save a lot on response time. Please lets all work together for a safer neighborhood.

Meeting Adjourned @ 7:48 pm