

Bluebonnet Highlands Homeowners Association

September 13, 2011

Members present:

Valerie Clark

Ryan Skavron

Jessica Braun

Council Meeting called to order at 6:00pm by Mr. Skavron.

Fence work is complete. The two otterbine fountains are not back from being repaired.

The council approved a pay increase for the Reps to \$860 a month.

Financial update: Finished paying for resurface of tennis court. Paid for the new sidewalks and the new fence. The 2010 audit is being conducted. We are at 91% collection rate on dues. No status update for the lien cancellation notice for FH048. We have \$122,000 in reserve spending remaining. The council will ask for a financial impact statement if the dues were reduced.

Mrs. Cook update:

The gate panel was not able to be repaired, therefore a new one is being ordered with a surge protector. It should take about 14 days. The lane line (swimming rope) has been ordered. It is taking a long time to come in due to its weight.

A HO has suggested purchasing soccer goals for the field. An estimate was presented. The council did not take action at this time. We received an estimate for security cameras at the clubhouse. Mrs. Cook is meeting with other companies in a few days. We received a quote for private security from Vinsonguard. It seems very high, but it is for 12 hour shifts, seven days a week. Placing camera on the streets and at entrances was discussed, but council was told that it is hard to get the right angle, pictures are not clear and it is very expensive to get the electrical system set up.

We are planning a "Fitness, Fun and Friends" activity each month. In September it will be kickball. Our insurance company just wants participants to sign a waiver.

Mrs. Cook will gather estimates to replace or repair the white vinyl fence at the Bluebonnet entrance to Hilltree lake. She will also contact Mr. Wright about fixing the shower at the clubhouse and getting an estimate from him regarding sanding and painting of the clubhouse gate.

Homeowners suggested improvements ideas. The first is new entrance signs and street and stop signs. Then we discussed soccer goals, fixing the existing backstop, field repairs and planting the empty cul de sac's.

The lake committee met. We need to educate HO to stop erosion and how to take care of the banks. They are working on a map of all homes that back up to a lake. They established a special email. It is bbhlakes@gmail.com They are seeking volunteers for each lake to be a contact person. The lakes have all been named and a map will be posted on the website. They are Spring pond, Spring lake, Hilltree lake, Springtree west, Springtree east, and lake Longwood. The council has spent \$13, 932 on repairs, inspections and electrical work. The reserve was \$40,000. We discussed more monthly maintenance and placing trash cans and signs around the lakes to encourage more pride in the lakes. The new fountains will also have a mesh screen around them to act as a filter to keep trash from clogging the motor. Our lake maintenance person is talking to CCR ponds in order to work together to resolve issues. The lakes really need to be dredged, but one person said his equipment is not long enough to do the job. It was also suggested that the new fountains be left on 24/7.

The council voted to spend an additional \$31, 972 to install an evolution fountain in Spring pond, a geyser fountain with lights in Spring lake near Bluebonnet, a geyser fountain with lights in Hilltree lake near Bluebonnet, a pentator with a light in lake Longwood and 3 evolution fountains along Hilltree lake.

We will have a combined fall fest and safety day on October 23, 2011. We will focus on neighborhood watch and have fun games and maybe costume contest.

We are in the process of establishing an election plan. Hopefully there will be a meeting to gather ideas in late October.

Home improvement requests for approved for Jan Turner and Larry Kelly.

The next meeting is planned for October 11 at 6pm, probably at the clubhouse.