

Bluebonnet Highlands Homeowners Association

October 11, 2011

Members present:

Valerie Clark

Ryan Skavron

Jessica Braun

Council Meeting called to order at 6:10pm by Mr. Skavron.

The council approved the purchase of soccer goals for the recreation area. They are being installed this week.

The parish has approved the extension of our sidewalks along Bluebonnet. The gate has been repaired, but it is not closed because the repairman is trying to determine how to merge our existing cards and codes with the new software. If it cannot be done, we will have to manually enter all the cards and codes.

Financial update given by CPA: Paid for the welcome packets and for the repair of the bathrooms and shower at the clubhouse. Final payment made for the fence repairs and made a \$3,128 payment to CCR Ponds for fountain repairs. Our dues collection rate is at 92%. The 2010 audit is being conducted. We have \$125, 923 left on the Whitney bank loan. The association charged an extra \$150 to the delinquent homeowner for the cancellation of the lien on FH048; therefore Mr. Cashio will file the paperwork with the Clerk of Court to cancel the lien. The home has already been sold. We have \$112,000 in reserve spending remaining.

The council asked for a financial impact statement if the dues were reduced. The CPA informed us that if we reduce dues to \$300 a year, that will cause us to break even and he advised against this due to the Whitney loan still outstanding. Some argue that the reserve money should be used to pay down the loan now, but others would rather see improvements within the neighborhood and not pay down a loan early which was taken out by Clark Taylor. Maybe once the loan is paid off (5-7 years), dues could safely be reduced.

The CPA asked the council to have someone review our insurance needs. The insurance was automatically renewed, but we need to see if our insurance needs have increased with the number of homes. A homeowner suggested we use Andre Fourrier who is an agent in town to conduct a review.

Mr. Cashio update:

The homeowner has agreed to repair the fence by the rec field. Mr. Skavron asked that the homeowner agree to this in writing.

Mr. Cashio is working on getting signatures from all HO who live where the electrical work was done for the new fountains because Entergy is requiring a right-of-way.

There are still problems with leases in the neighborhood. He is working with the parish attorney because of a city ordinance which prohibits unrelated persons from living in a single family home zone. Part of the problem may be the large number of foreclosures in Springlake and HO are instead leasing. Mr. Cashio would like the council to consider amending the restrictions to require approval of the council for any leased homes and to add a monetary penalty for other violations.

Mrs. Cook update:

First Fitness and Fun activity was a bust with no one showing. However, for the next event, we have had 30 responses so far. The planning of the Fall Fest is coming along. It will be October 23 and we will have games, costume contest, food and the St. George Fire Department.

Mrs. Cook received estimates to build a new fence by Hilltree lake and along Bluebonnet to keep people from driving up to the lake. The council will review the estimates and take action at a later date. She also is working on estimates to do a temporary fix to the backstop in the recreation area or to redo it entirely. Mrs. Cook received 2 more estimates for security cameras at the clubhouse. The first estimate is from Custom Security for \$2,745 and the second from ADT for \$3,988. IPSC also presented her with a proposal for cameras at the clubhouse and at five entrance points for \$28,800.92 and for private security patrols.

The council voted in favor of terminating our private agreement with a sheriff deputy to conduct patrols and go through the proper channels of the sheriff department to have an off duty officer conduct patrols. Mrs. Cook will ask the department to break down the crimes by time of day and we will focus on patrols during those times.

Mrs. Cook will seek estimates for more lighting around the clubhouse and for someone to sand and paint the clubhouse gate.

Mr. Skavron will forward the September minutes to be posted on the website.

The council has been seeking improvements ideas for the remainder of the year. At this meeting new fences along Bluebonnet were suggested and new signs. Also a HO asked for a fence along Springlen to deter people entering our subdivision through the woods by Gardere. The council is still looking into planting the remaining empty cul de sac's.

Update on the lakes and fountains: Last month the council made a mathematical error in its approval 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. The correct amount is \$36,172. In addition to this expenditure, the council voted to add two evolution fountains without lights to lake Longwood for an additional \$4,800.

The council also discussed the scope and purpose of the lake committee. The lake committee is charged with writing a mission statement.

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

The next meeting is planned for November 15 at 6pm, at the clubhouse.