

**MEETING MINUTES**  
**2012 BBH Council – First Meeting**  
**February 8, 2012**

Council Members in Attendance:

Jason Hargrave  
Charlotte Teepell  
Ryan Skavron  
Will James  
Rachel Carroccio

- 1) The meeting was called to order at 6:05 pm by outgoing president Ryan Skavron. Current Council Members, Staff, and visitors were introduced.
- 2) Mr. Robert Clegg, of Clegg Homebuilders, made a presentation to the Council. He is representing a developer, Lanny Louis, who owns 34-acres adjacent to Springlake, and would like the neighborhood's support in moving forward with the development. He is looking to rezone the property from R to A-1, and would like to build an entrance from within Springlake. According to Mr. Clegg, the development would be equal or better to the homes built in Springlake, and the Deed Restrictions/Building Restrictions would be similar. The Council felt that they needed more information. Ryan Skavron motioned that the Council was open to pursuing this further, and would be willing to hold an open general meeting for a presentation by the developer to the neighborhood. Motion was seconded by Will James and passed unanimously.
- 3) Pierce made a brief presentation on behalf of Baton Rouge Green, and a grant that they have to do planning and educational work regarding tree planting in the neighborhood. They have offered to provide their services at Bluebonnet Highlands. There is an impending deadline for the grant. The Council had questions about the type and level of commitment the neighborhood would be making. Baton Rouge Green will contact the council directly and likely have a special meeting to discuss.
- 4) **Election of Officers** – The council held nominations and elections for the various office positions. The council decided to add a position of Vice President, to preside over meetings in the event that the President is absent.
  - A) President – Will James
    - Nominated by Charlotte, seconded by Jason. Unanimous Vote.
  - B) Vice President – Charlotte Teepell
    - Nominated by Charlotte, seconded by Will. Unanimous Vote.
  - C) Secretary – Rachel Carroccio
    - Nominated by Will, seconded by Ryan. Unanimous Vote.
  - D) Treasurer – Ryan Skavron
    - Nominated by Ryan, seconded by Will. Unanimous Vote.
- 5) **Committee Assignments** – It was determined that Council members should head up the various committees and actively seek involvement from residents. Those in charge of the committees are as follows:
  - A) Neighborhood Watch – Rachel Carroccio and Susan Rains

B) Lakes & Green Spaces – Charlotte Teepell

C) Architecture – Jason Hargrave

D) Social & Recreation – Ryan Skavron

**6) Begin planning of first 2012 projects**

A) It was determined that the first special project of 2012 will be to research and hopefully implement the fence along the neighborhood boundary behind Springglen Court. Rachel Carroccio will head this up – she will research and define the scope and determine a bidding procedure for review and approval by the Council. The 2012 Budget indicates a \$15,000 line item for this expense.

**7) Insurance Renewal –**

A) The Council reviewed the General Liability and Property Insurance Quote from The Juban Insurance Group, LLC. The quote of \$7,594.10 is less than last year's quote (\$8,334.55) and is less than the budget amount for this item.

B) Approval of the quote was motioned by Rachel, seconded by Will, and passed unanimously.

C) The council will work to have multiple quotes to review for next year.

**8) Job Descriptions for Reps**

The job descriptions circulated before the meeting were approved. Motioned by Rachel, seconded by Will, unanimous vote.

**9) Guidelines and limits for approval of expenses – limits for expenditures are as follows:**

A) Up to \$100 – Jamie and Kate can spend with no approval.

B) Between \$101 and \$250 – Jamie and Kate can spend with the approval of the President and one other Council Member.

C) Greater than \$250 – requires Council Approval.

**10) Financial Updates –** General Financial Update given by Ryan on behalf of Daniel who could not attend. Outlined January Expenses and current outstanding homeowner balances.

**11) Review and select bid** for clubhouse cleaning and painting – Council unanimously approved quote of \$2,900 by 225 HOUSE PAINTING, for Interior Painting, Exterior Cleaning, and Entrance Gate Painting. Moved by Ryan, seconded by Rachel.

**12) Review and select bid** for lake pest control – Council unanimously approved quote by Lambert's Wildlife Services. Agreement will limit his scope to four (4) weeks of Beaver/Nutria removal at \$500 per week, to be evaluated at that time for possible additional weeks. Moved by Rachel, seconded by Will. Jamie will follow up with Lambert's.

**13) Review Home Improvement Requests – Council reviewed three Home Improvement Requests.**

A) Workshop Addition by Orlando Quintero, 10857 Hillmont: Approved

- B) Storage Room Addition by Frank Vendt, Sr., 10739 Hillgate: Council Deferred until the March meeting in order to review the appropriateness of the low-slope metal roof construction.
- C) Driveway Expansion by Anthony Ranaudo, 10853 Hillrose: Council Deferred until the March meeting due to lack of sufficient information.

**14) Homeowner's Rep Updates** – Jamie Cashio presented the following items for future consideration:

- A) In order to begin the process of consolidating and amending the deed restrictions, Jamie requested having an initial meeting with Eliot Atkinson, attorney. Council approved.
- B) There are issues with homeowners covering over an exposed drainage ditch at the rear of their properties along the BREC park. Jamie and Jason will discuss what action, if any, the council can take.
- C) There is a homeowner raising geese on their property. Jamie will issue a cease and desist letter.
- D) There are issues with some homeowners building inappropriate fences on zero-lot-line lots, resulting in other homeowners not having maintenance access to their homes/yards. Jamie and Jason will discuss what action, if any, the council can take.

**15) Next meeting:** Monday March 5 @ 6pm in the Clubhouse

Meeting was adjourned at 8:30 p.m.