

BLUEBONNET HIGHLANDS HOMEOWNERS ASSOCIATION

MARCH COUNCIL MEETING AGENDA

March 5th, 2012

17 homeowners present

1) Requests to Address the Council

a. Bill Auten

- Neighbor raising bees in their yard
- His wife is allergic to bees
- Bees keep coming into his yard to get to their flowers
- Letter sent to neighbor on 1/14, she refused to accept it
- Said that it was a project for her nephew; would be removed after the semester ended
- Asks that a letter to remove the bees is hand-delivered to the neighbor
- Deed restrictions: no noxious or annoyances can be on property
- **Motion:** re-issue the letter to the resident to be hand-delivered → motion passes

b. Kerry & Shane LeBlanc

- Backyard/fence backs up to Bluebonnet
- HOA owns fence
- Fence is starting to fall apart; what can I do about it?
- Homeowner is responsible for making repairs to a fence that backs up to a lake, for example
- A homeowner on another committee said that they did pay for a homeowner to make repairs on a fence, so different committees took different steps
- If homeowner's responsibility; it will set a precedence and any homeowner can request fence repairs
- Ex: a sidewalk is the responsibility of the homeowner, not the HOA; need to figure out where the responsibility lies
- Need to table discussion; do more research; come back
- **Motion:** table issue until more research → motion passes

2) Home Improvement Requests

- a. Frank Vendt – Storage Room Addition
 - **Motion:** approved → motion passes
- b. Anthony Ranaudo – Driveway Expansion
 - **Motion:** rejected; need more information; he can re-submit with better drawings and more information → motion passes
- c. Bonnie Ferrell – Fence Construction
 - **Motion:** rejected; need official home improvement request, more information; verify who the owner is, etc. → motion passes
- d. Timothy Kemp – Wood Deck
 - **Motion:** approved → motion passes
- e. Joe & Anna Dugas – Exterior Painting
 - **Motion:** approved → motion passes
- f. Jason Hargrave – Exterior Painting
 - **Motion:** approved → motion passes

3) Suzannah-Baton Rouge Green

- BRG has been awarded small grant from Baton Rouge Association of Realtors
- BRG chose BBH to work with; advises us on a “green space plan”
- Requesting collaboration with BRG on utilizing their grant for a green space plan in BBH
- Not a binding contract for BBH
- Grant is donated to us based on a consultative service
- Requesting green space consultation around the clubhouse, soccer field, playground, etc.
- BRG needs to do a “training” on basic tree maintenance techniques
 - Additionally, BRG will provide information to post on the BBH website
- **Motion:** Suzannah to come out in April; do a training in conjunction with the Spring pool kickoff → motion passes

4) Current Special Projects

- a. Update from Rachel – Fence
 - Initiative to enclose the entire neighborhood; start with Springglen
 - 3 open lots would like to enclose
- b. Update from Kate – Duck Crossing Signs and Other Signage
 - State declined duck crossing signs on Bluebonnet
 - We are in the duck’s habitat; can we move their paths?
 - Jamie: working with pest control to thin out the duck population by relocating the ducks (not destroying)
 - We will work on other solutions

5) Proposed Special Projects

- a. BBH Message Board
 - “Underground” message board
 - Bring message board back to BBH website; make it more of a forum
 - Vendors advertise; generate small revenue
 - Terms of use; respectful and constructive criticism
 - **Motion:** bring BBH message board back to BBH website → motion passes
- b. 2012 BBH HOA Survey
 - Survey distributed to all homeowners for proposed special projects
 - **Motion:** approved to develop implemental stage on 2012 BBH survey
- c. BBH Dog Park on Bluebonnet → motion passes
 - Explore option of BBH dog park on strip of land near new fence

6) Update from our BBH Representative (Kate)

- a. Duck Problem
 - Neighbors complaining of homeowners mass-feeding the ducks with tubs of food
 - Is it up to the HOA to determine if this is something for HOA to get involved in?

- **Motion:** approve draw up violation letter to these homeowners→motion passes
- Can add in emails to all homeowners
- b. Stray Cat Problem
 - Emails about a lot of cats without collars
 - Cats are not required to be leashed, but required to stay on your property
- c. Ryan Philips – BBH Housekeeper
 - Clubhouse interior has been repainted; part of the exterior
 - Also de-rusting and repainting gate
 - Concrete has been filled and will be stained shortly
 - We have a clubhouse housekeeper on an “on-call” basis; but it’s quite sporadic
 - Homeowner—any other bids?
 - **Motion:** approve current housekeeper on scheduled basis; clarifying schedule and fees→motion passes
- d. Other
 - Multi-home garage sales
 - Pool—allowing non-BBH members to belong to our pool? Lifeguard? Etc.

7) Update from our BBH Administrator (Jamie)

- a. Building Restrictions
 - Working with Elliot Atkinson (attorney)
 - Issues with our building restrictions
 - Want to amend deed restrictions; consolidate into 1 act
 - Filings can all be amended by developer
 - Developer’s representative will execute any amendments
 - Need a motion; may take several months
 - **Motion:** approve Jamie’s future work with the attorney up to \$2,000
 - Update articles in conjunction with building restrictions→motion passes
- b. Friendly Reminders for yards
 - Bringing back yard of the month

- 2 signs: 1 for Springlake, one for Fairhill
- 2 bids for signs
- **Motion:** approve Signs Now for 2 signs → motion passes

c. Removal of Lake Pests

- Lambert’s is starting work on nutria removal if they can do it longer than 1 month (not cost-effective for them to bring all their equipment out for only 1 month revenue)
 - Told them we will re-consider after 1 month

d. Unauthorized Signs

- Influx of Jasper roofing
- Not allowed to have signs in your front yard
- Jasper roofing also soliciting homeowners, which is also not allowed

e. Other

- Yard maintenance violations
- Gate cards—people wanting them to mail to addresses that aren’t in the neighborhood
 - Leasing their property; still want access to their pool
- Fountain plan—put two entrance fountains at the neighborhood entrances
 - Propose to re-evaluate entrance fountains

8) Update from our BBH Accountant (Daniel)

- 2011 tax return, W-2’s, 1099’s, and all payroll taxes have been filed
- Renewed Workers Comp, General Liability, & Property insurances
- Currently at 1,043 homes with a collection rate of 85% (2011: 86%, 2010: 79%)
- New online payment option (Intuit Payment Network) seems to be going well
- 35% of payments have been made on line, increased from 16% at this time last year
- Workers comp audit in progress – will advise on the results
- 2011 VISA gift card winners (for paying dues in full):
 - Simone Mahaffey
 - Robert Shively

- Jonas & Shelly Fontenot
- Edward Graul
- Gina White

9) Update from Special Committee Heads

- Lakes Committee summary given

10) Additional Comments/Thoughts from the Council

11) Next Meeting – Tuesday, April 10rd @ 6PM in the Clubhouse