

BLUEBONNET HIGHLANDS HOMEOWNERS ASSOCIATION
AUGUST COUNCIL MEETING AGENDA

August 7th, 2012

10 homeowners present

Council Members Present:

- Valerie Clark
- Jason Hargrave
- Will James
- Rachel Carrocio
- Jane St. Amant

1. Call to Order
2. Declare Quorum
3. Approve Agenda → approved
4. Approve March 5th, 2012 Minutes → approved
5. Update from Previous Board Meeting
 - a. Recap of Election/Procedures
 - Update on quorum situation; have now reached a quorum and can continue as a legitimate council
 - Council wants to take this opportunity to revise the quorum requirements in the Articles of Incorporation to be more in line with the typical turn-out.
 - Will receive another public notice for another meeting as a General Assembly meeting until we receive a quorum
 - Next steps: meet with attorney to revamp and consolidate Articles of Incorporation
 - After that, plans to revamp Deed Restrictions (ability to enforce violations
 - **Motion:** ratification of any actions by previous HOA councils → approved
 - b. Special Projects
 - Given attention on quorum, no updates on special projects
 - Suggest bringing back HOA survey; identify key topics that the majority of homeowners would like to see going forward
 - o Use 2010 survey as a template and update to 2012; submit to council and gather data
 - o Will James to develop suggested survey and circulate prior to next meeting, so it can be approved and issued in September.
 - Fence: goal to address security; designate a council member to be responsible for security options (fence, cameras, etc)
 - Much discussion regarding control/approval of leasing within BBH. Suggestions:
 - o Require criminal background checks before renters can move in
 - o Enforce approval from HOA council before renters can move in
 - o Declare in deed restrictions that these neighborhoods are designated for single family residences
6. New Business
 - a. Neighborhood Security – Much discussion about the role and appropriateness of Council actions regarding security. Generally agreed that the council should consider actions carefully, but that the general security of the neighborhood is necessary to maintain property values.
 - a. Cameras were discussed, but were apparently considered before and were cost-prohibitive.
 - b. Pool Cleaning
 - Pool doesn't appear to be as clean as it has in the past
 - Recently implemented a record-keeping system with our pool vendor (check in time, check out time, chemicals used, price, etc)
 - c. Pool Rules/Regulations
 - More clearly defined around clubhouse rules and pool rules (complaints regarding loud music, inappropriate behavior, etc)

- How to enforce?
 - Homeowner: increased visibility and awareness
 - Neighbors need to be aware that they have the right to call the Sheriff and have anyone who does not belong or who is acting inappropriately removed
 - We welcome suggestions on how to enforce rules
- d. Update from BBH Accountant
 - Review of major expenses from May-July
 - Printing mailouts, ballots, welcome packets, postage, etc.
 - AC unit
 - Clubhouse bathroom replacement
 - Pest traps and removal in lakes
 - Lake B fountain repair
 - Pool furniture repair
 - Police patrols
 - On track with collection rates for HOA dues from homeowners
 - Hired Faulk and Winkler as 2011 independent CPA audit; waiting on final report
 - Aquatic Solutions (lake maintenance)—would like additional information on detail for payment or maintenance log
 - Due to lack of spending during the middle of 2012, we will most likely be under budget for 2012
 - Will: propose new structure for BBH employees and small salary adjustment
 - Coordinator to deal with day-to-day inquiries
 - Administrator to act as enforcement with deed restrictions, violations, etc.
 - Accountant responsibilities to remain the same
 - **Motion:** Table to next month→approved
- e. Update from BBH Representative
 - Thanks to everyone for help with July 25th meeting!
 - BBH newsletter will be coming soon
 - Switching to ionized pool—going to get quote and information for council review
 - Facebook/Twitter—no cost, would not replace website or constant contacts
 - **Motion:** incorporate social media into HOA messages→approved
- f. Update from BBH Administrator
 - Update on pest control in lakes: trapped a significant amount, but water levels are too high and he has stopped working for now; move to periodic trapping and checking as needed.
 - No solicitation neighborhood designation; this is an official designation through the City-Parish. Will add signs to all neighborhood entrances.
 - Pool complaints: getting a quote for additional access card reader at pool fence; extra layer of security
 - Lake trespassing: propose to require fishing “passes” that fishers must wear; Will help to identify those who belong at the lake – others are trespassers and can be removed by Sheriff.
 - Complaint from lake sprayer: spraying on the banks (kills grass, expedites bank erosion)
 - Access codes turned off for delinquent accounts – Administrator to consolidate and reduce number of codes to prevent unauthorized access to the pool and clubhouse.
 - Cameras at each entrance: each quote approximately \$150k
 - Issue with signs on mailboxes - is illegal, should be reported to the Post Master.
- 7. Home Improvement Requests
 - All Home Improvement Requests approved
 - **Motion:** approve all HIR→approved
- 8. Public Comment
 - Homeowner: hope that council takes some time to evaluate the duties of the HOA; doesn't agree with how the council's time is spent (specifically the security/fence discussions)
 - Homeowner: Corner lot at Bluebonnet and Burbank—is there any responsibility to maintain the corner lot? Appears to be poorly maintained (not cut on a regular basis)

- Mailboxes enhancements: bollards around mailboxes, newer mailboxes? Will be researched as possible special project for 2012 or 2013.

9. Next Meeting – Monday September 10, 2012 @ 6:00 p.m.

10. Meeting Adjourned at 8:00 pm.