

**BLUEBONNET HIGHLANDS HOMEOWNERS ASSOCIATION**  
**SEPTEMBER COUNCIL MEETING AGENDA**

September 10th, 2012

9 homeowners present as of 6:04 pm

4 council members present:

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

1. Call to Order
2. Declare Quorum
3. Approve Agenda → approved
4. Approve August 7th, 2012 Minutes → approved
5. Update from Previous Board Meeting
  - a. Articles of Incorporation – Amendment Procedure
    - No update as of right now; Jason to follow up with Will on contact with Property Attorney
  - b. 2012 Survey
    - No questions or comments; survey to be distributed soon; Hard copies to be sent to those without email addresses only (if possible)
6. New Business
  - a. Update from BBH Accountant
    - 100 new gate cards
    - Paid Cage-N-Critters for pest traps and removal
    - Paid CCR ponds for checking and cleaning all fountains and maintenance to the fountain hit by lightning
    - Allocate certain amount towards investment fund to pay down debt; do we want to invest more at the end of 2012?
    - Approval of the September financial report → approved
  - b. Update from BBH Representative
    - Post-Isaac clean up
      - o Gate down in front of transformer box; Entergy has to come and confirm that it's theirs before they fix it (won't know until as late as 10/1)
      - o A couple of other boards/gates came down; the handyman will fix; none of it will be covered by insurance
    - New see-saw in playground to be installed shortly
    - Signs at both ends of neighborhood for lakes saying "No Trespassing"
    - New signs at the pool
    - Umbrellas at the pool to be installed shortly
  - c. Update from BBH Administrator
    - Violation letters for unmaintained yard
      - o 10380 Springwind Ct
      - o 10208 Springtree Ave
      - o 10405 Springdale Ave
    - Violation letters for barking dog to 10238 Springtree Ave
    - Violation letters for automobile parked in street to 10315 Springpark Ave
    - A resident sent in a complaint letter regarding bright green shutters on one house and bright floral curtains on another.
      - o Letter will be sent on shutters

- No letter will be sent on the curtains, as the deed restrictions do not address curtains and they are therefore Not within our realm of enforcement
- Issue with zero lot line homes and neighbors growing plants/vines to where the neighbor can't access their side of the house
  - Not within our realm of enforcement, but this may be a violation of City Zoning Ordinance
  - Jason to research further to validate these rules; perhaps we can send out a reminder to homeowners on these rules and who with the City-Parish to contact regarding violations
- d. Fence along Bluebonnet R.O.W.
  - Repairs to fence along Bluebonnet
  - Homeowner wants to know whose responsibility it is to repair fence along Bluebonnet
  - Risk losing uniformity of the fence if each individual homeowner repairs their portion of the fence
  - On the other hand, the fence will be extremely expensive
  - Not enough information to make a decision at this point
    - Need to get some quotes
    - Get second opinion on viability of fence
    - See what the survey results are, as this is a question on the survey
  - Table conversation for now until future meeting
- e. Fence along Basketball Court
  - After basketball courts were constructed, the fence has been knocked off of the vertical posts
  - Resident Personally made repairs to the fence 3 times
  - Not trying to make anything happen, just wanted to make them aware
  - Initial solutions: Will include comment in monthly notice (including something around language), Kate will get a price to install signs on the fence, stating that damage is the responsibility of the basketball players.
- 7. Home Improvement Requests
  - 2040 Springmorning Drive: gutter→approved
  - 10520 Springbrook Ave: outdoor workshop→rejected and additional information needed, specifically an image of the type of structure and its exact size and height. Also need to confirm whether or not the deed restrictions for this filing prohibit detached storage buildings.
  - 2139 Hillstone: Replace wood damaged from Isaac with vinyl trim (similar color and design)→approved
- 8. Public Comment
  - a. Mr. Bill Auten
    - Neighbor raises bees
    - Extensive problem; much larger amount of bees than before
    - Councilman Loupe working on rewriting the rules for EBR parish
    - Wife allergic to bees and other neighbor has two small children—posing to be a health threat to her neighbors
    - Motion to hand deliver a letter to the neighbor that she is violating deed restrictions, specially Article 4.1.
- 9. Next Meeting – Monday October 8, 2012 @ 6:00 p.m.