

Bluebonnet Highlands Homeowners Association

October 8, 2012 Minutes

10 Homeowners present.

Council members present were:

Jason Hargrave
Will James
Valerie Clark
Jane St. Amant

Guest: Deputy Bourg from the Burbank Sheriff's Substation

Call to Order

Declared Quorum

Motion by Jane to approve the September minutes as read, seconded by Valerie, motion passed.

Update from September meeting

Articles of Incorporation Amendment Procedure still pending. Council members who are able will take part in a conference call on Wednesday October 6th with Elliot Atkinson to hopefully use the nonprofit organization method of amending the paragraph regarding the amount of votes required to have a quorum. Another mail out or door to door signatures will be required.

- a. **Kate:** Regarding the survey, she will be sending the council members the results for approval. Will be posted to HOA website following approval.
- b. **Kate:** Umbrellas have been installed at the pool.
- c. **Kate:** Gate cards will be distributed as needed. Kate is new contact for gate cards.
- d. **Kate:** Nutrias still being trapped. Council will take into consideration adding additional traps as needed. One resident said that some homeowners are shooting the nutrias with BB guns and pellet guns. Deputy Bourg cautioned residents not to do this because another resident or visitor could end up getting hurt from stray bullets or pellets.
- e. **Kate:** Scott Fence came to inspect the fencing along Bluebonnet to give us an estimate on two different fence options. Kate will get estimates for the next meeting.
- f. **Kate:** Still working on revamping the website. No decisions from the council for now. Tabled until next meeting.
- g. **Will:** Submitted the financial report. Motion by Jason to accept the report. Seconded by Valerie.
- h. **Jamie:** Discussion regarding if non lake owners can actually gain access to the lake for fishing by way of a homeowner's permission to access the lake from that homeowner's lot but then continue on to fish from any homeowner's lot on the lake servitude. Some of the filings declare that access to the lake is only with the homeowner's permission. A homeowner present is one of the residents in question feels this is a violation of privacy for a resident to just sit on her property to fish without having obtained permission. Discussion then focused on maybe having a specified fishing area along Burbank. No decision was arrived.

- i. **Jamie:** Zero lot lines – Some residents are installing gates between homes to keep intruders out but these residents must allow the neighbor access to the 5” servitude. Kate will send out an e-mail to residents about how to contact DPW.
- j. **Resident-** Suggested we get a street or block captain to obtain signatures.
- k. **Resident:** Wants to install a shed in his back yard. Also wants to possibly build something on the common area back of Springtree. Council doesn’t know who actually owns the land. Tabled this until next meeting pending information regarding the common area ownership.
- l. **Resident** – 10744 Hillshire – requesting that the council approve the construction of a tree house in his back yard. Council. Tabled until we get more information on the construction method.
- m. **Resident** – Adding another bedroom to his house and if exterior remodeling is required, he must present a sketch of the exterior work planned.
- n. Other home improvement requests from homeowners not in attendance was tabled until the homeowners attend the meeting.
- o. Final and the longest part of our meeting was Jack Lithgo from the Baton Rouge Bee Association who made a very informative presentation regarding the background of how bees pollinate, the importance of having bee hives in our environment for honey and to also keep the African Bees from invading our area. He had a question and answer period and a couple of residents gave their experience with bees which was positive. A homeowner confirmed that her allergy was from bees and made the statement that the lots were just too close for bee hives of any kind. To sum it up, the council had to stand by their prior decision which was to send a letter to the Turners to remove their bee hives.

Meeting was then adjourned.

Minutes taken by Jane St. Amant standing in for Rachel Carroccio