

Monthly Meeting of the
Bluebonnet Highlands Homeowners Association
June 23, 2013

Attending: Marcus Plaisance, President
Mohan Menon, Vice President
Layne Cannon, Treasurer
Jane St. Amant, Secretary

Meeting called to order by Marcus Plaisance.

Motion was made by Layne Cannon to accept the May minutes (without reading); the motion was seconded and approved.

The council deferred action on a request by Bill Meeks, for approval to build a garage facing the street on a non-corner lot in Fairhill, pending further investigation of the matter.

The council deferred action on a proposal by Martha Stickle, to approve the planting of citrus trees in an HOA common area, pending receipt of an estimate for costs associated with installing a water line and faucet into the area.

Motion was made by Jane St. Amant for Marcus Plaisance, as president of the HOA Council, to be authorized to appoint a fifth member to the council to bring it to its full legal complement. The motion was seconded and approved.

Three home improvement requests from homeowners were approved (Caillouet, Henry, McGuffey); two were deferred pending clarification of deed restrictions (Mahaffey).

Reports from the HOA representative, administrator, and accountant were accepted, with the following decisions made:

The HOA pool light should remain lighted throughout the night.

The council declined to hire someone to clean the pool each morning.

The council will ask the HOA representative for details concerning the cost of printing for welcome packets, to determine whether current costs could be reduced.

Motion was made by Marcus Plaisance to contract with an attorney for the purpose of reviewing and combining the several sets of HOA deed restrictions into one document, the proposed cost to be \$125/hour, starting with a retainer of \$2,000. The motion was seconded and approved.

Motion was made by Marcus Plaisance to incur the cost of a legal opinion concerning lakefront fencing and to determine the feasibility of an attorney signing lien letters to be sent out for delinquent HOA dues; the motion was seconded and approved.

The council approved, with modifications, a draft form, "Rental/Lease Informational Application." Layne Cannon will edit the form and send it back out for final comments. The council decided that the form will be for information only; no credit checks will be conducted and applications will be neither approved nor disapproved. However, homeowners and tenants will be asked to sign and submit the forms, to provide contact information and ensure that both homeowners and tenants are aware of their obligations.

The next meeting is scheduled for 6:30 p.m., Wednesday, July 24, 2013, at the HOA clubhouse.

Minutes prepared by: Layne Cannon