

Monthly Meeting of the
Bluebonnet Highlands Homeowners Association
July 24, 2013

Attending: Marcus Plaisance, President
Mohan Menon, Vice President
Layne Cannon, Treasurer

Meeting called to order by Marcus.

Motion was made by Marcus to accept the June minutes (without reading); the motion was seconded and approved.

Three home improvement requests (HIRS) from homeowners were approved (Berard, Hooker, and Warshaw); three previously approved HIRs were signed (Mahaffey, Henry, Sommers).

Reports from the Homeowners Association (HOA) representative, administrator, and accountant were accepted, with the following items noted:

93% of HOA dues payments due as of June 30th, 2013, have been collected.

The proposal for an accounting review by Faulk & Winkler was accepted by the Council. Marcus will sign and return the original when he receives it.

The Council expressed concern about the high cost of replacing a shattered backboard on the basketball court (\$674) and recommended that, should a backboard be damaged again during this council's tenure, that a sturdier and less expensive type of backboard be found.

In August, homeowners with balances of delinquent dues and fees in excess of \$500 will be sent final notices before the filing of liens against their properties. The final notice letter will be signed by members of the Council and will be sent by certified mail.

The HOA end-of-summer social will take place on Saturday, August 10th.

Marcus provided the other members of the Council with copies of the written agreement with Hopewell Law Firm for conducting a consolidation of deed restrictions for the Bluebonnet Highlands (BBH) Homeowners Association. The Council had approved the proposal at the preceding meeting.

In response to homeowner complaints, the Council voted to begin enforcing restrictions on signs being publicly displayed in BBH. An e-mail message will be sent to homeowners notifying them of a 60-day grace period during which they will be asked to voluntarily remove signs in violation of the deed restrictions. After 60 days, normal procedures for handling deed restriction violations will be followed.

The Council declined a homeowner's request to pay for, either fully or in part, a fence to stop encroachment on his property by persons accessing one of the lakes. Before intervening in the situation, the Council will try to get a better understanding of the legal issues involved in the access to the lakes that is guaranteed in the deed restrictions.

No date for the next meeting was set.

Minutes prepared by Layne Cannon; corrections approved by the Council on 8/27/13.