

**August 27, 2013**  
**Bluebonnet Highlands Homeowners Association**  
**Minutes**

**The meeting was called to order by Marcus Plaisance, President.**

**Attending were Marcus Plaisance, President; Layne Cannon, Treasurer; Jane St. Amant, Secretary; Kate Cook, BBH Representative, Melissa Guerin, BBH Administrator and Wade Baumgartner, Attorney at Law.**

**Homeowners present were William McGuffey and Melanie Milton.**

**Motion to approve the agenda and minutes were approved as outlined on a previous email. An email was sent in at 10 PM after the meeting from Layne Cannon regarding a correction. Since the minutes were approved with no changes at the meeting, the correction from Layne Cannon will have to be addressed at the September meeting under old business.**

**Wade Baumgartner, Attorney submitted his presentation for retaining him regarding legal issues that the council may encounter during the year. He will send his hourly rate to Kate our BBH Representative. Hopewell Law Firm is presently assisting our council in consolidating the various deed restrictions.**

**Financial report was submitted by Layne Cannon, Treasurer. Motion to approve was seconded, motion passed.**

**Homeowner Improvement requests originally submitted by email and accepted by the officers were accepted and signed by the officers. These were Brouillette Lot #032 Fairhill and Alderman Lot # 394 in Springlake.**

**Marcus asked the council to consider a home improvement day in the fall for residents to designate that day to clean up or make improvements at their homes for the beautification of our neighborhood.**

**The donation of the land to the BBH Association came up again and Clark Taylor's heirs were asking \$10.00 as a payment for the donation. Marcus pointed out that this could be a legal problem for our association, therefore a motion was made that this procedure be reviewed by our attorney.**

*Other business discussed was the annual newsletter being put on each homeowner's door. Some have been done, hopefully the remainder will be completed by next meeting.*

**Update from Kate:**

*Greenup Lawn Service has asked if they can use photos and a testimonial from our council to insert in their advertising. This stems from the work they did on our Springlake and Fairhill entrances. The consensus seemed to be that photos were acceptable but not testimonials.*

*Kate is waiting on a quote from Lewis Mechanical to run a water line for the citrus groves.*

*Summer social was a huge success with at least 200 or more attending. Her expenditure was actually under budget. Marcus brought up a possible game day social some time in November during an away game. This would be similar to the summer pool social but with "tail gating" by each homeowner and a big screen to watch the game. Kate will look into the cost.*

*A homeowner approached Kate about renting out the clubhouse for a slumber party for her daughter and her friends. This discussion brought up several issues that we could encounter including liability and making sure that the HOA would be completely excluded from any liability. Obviously the homeowner would have to have liability insurance and a security guard. Marcus suggested that the homeowner submit a proposal in writing for the HOA to vote on. Jane was against it bringing out that this could open an avenue for other slumber parties to be held as opposed to parties that lasts a few hours and not having the club house tied up over night.*

**Melissa update:**

*The yard on the corner of Springcrest and Springlake is still over grown and Melissa asked to approve sending out another certified letter. Motion was seconded and approved. Marcus pointed out that there were also two vacant lots on Hillpark that need to be cut. Melissa will look into this as well.*

*There being no further business, meeting was adjourned.*

*Submitted by Jane St. Amant, Secretary  
Bluebonnet Highlands Homeowners Association*