

May 2024 HOA Meeting Minutes
Bluebonnet Highlands HOA Council
Closed Meeting

May 7, 2024 6:30 pm

The meeting was called to order by President Rick Smith.

Roll call was made:

- A. Kate Cook - present
- B. Lorraine Mayer - present
- C. Daniel Williams
- D. Julie Tatum - present
- E. Michele Blackwell - present
- F. Erika Kampen - present
- G. Rick Smith - present
- H. Joan King - present

Approval of April minutes was acknowledged as the minutes were read and approved by the Council via Group.

Presentation of Reports:

Old Business to be discussed was called by Rick Smith

Erika Kampen reported that the speed sign is in place and that the EBR Sheriff's Department has been ticketing speeders on Bluebonnet. Joan King asked that the sign be placed in a better position.

The Accounting Report was presented via a report sent by Danielle through 'Group' prior to the meeting.

The Representative report was presented by Kate Cook. Kate gave an explanation of the cost for freeze repairs and freeze prevention. Julie Tatum asked to see a shutoff valve and Kate showed the Council where a shutoff valve had been placed in the clubhouse behind the water fountain. Danielle's report included the costs for two shower cutoffs and the water fountain. Julie asked if the pump had to remain running on the pool during a freeze and Kate said yes, but that the pump ran continuously anyway. Kate gave the estimate quoted on insulating the pool pump as \$7800. Rick said he would look into using heat tape. Kate requested that we remove the third outdoor shower. Kate reported she had received information from Jeff McCrory that he had remeasured the visibility on the Fairhill entrance using blue paint spots on the road and

his wife as a marker. Kate received information from Rowdy Gaudet that he had been contacted by Jeff McCrory about the brick walls at Fairhill. Rowdy suggested to Kate that we have Kimberly McDaniel assess the situation. (This is the person who did assess the intersection prior to the April meeting and presented her findings at the April meeting). Rick asked the Council for confirmation that they had voted unanimously to not remove the wall and all agreed that they had voted to not remove the wall.. Kate confirmed that Rowdy would attend the June 3rd meeting. The Council is invited to send questions ahead of the meeting. Kate reported an incident on Springtree, a homeowner reported being 'broken into' multiple times and requested more camera coverage.

Kate's report was suspended to allow Louis Badalamenti of LMB Services time to present his assessment of dredging the lakes between BBH and Harveston and Harveston Development.

Report from Louis B: Louis introduced himself as a business owner of LMB Demolition with over 36 years of experience in the business. He takes on projects from small to very large.

Rick reported that there are five areas to be considered and this is the beginning of the project.

Louis identified the first area to be considered would start upstream (behind the houses on Springtree (west) for clarification). The vegetation would be removed to allow an area for the spoils. Once that is done, the dredging would move towards the lake. How many trees would depend on how the project progressed.

Julie asked if we need a survey prior to the project commencing.

Louis said we did not need a survey.

Julie asked for an explanation of what we are remedying with the dredging.

Louis responded that the flow is interrupted and until the pressure is corrected, the sides of the slope will continue to fall down. (Basically, the canal starts to fill with dirt and water cannot flow).

Rick responded tha last year the canals completely dried out. You could walk across and it was full of sentiment.

Julie asked for clarification of flow.

Louis showed her on the map. The ditch flowing into the canal was not considered by Louis because he did not know if it was part of our development.

Julie asked if we know if there is a blockage on the small ditch going into the canals that lead to the lake. Will we get the results we want?

Lorraine pointed out that the city had cleared behind the houses on the west side of Springlake Drive and if it is the city's responsibility they may do it.

Rick asked to discuss that later.

Louis explained that once dredging is on the opposite side of Bluebonnet (Going SE) He will build dikes and pump the land into an area specified as being on the Springtree side) and it will be planted. He will work towards the lake. The work would stop here and the lake would be dredged at a time in the future. He said it is a pretty simple project. His project is detailed in a proposal document provided to Rick.

Julie asked where he would spoil the dirt? Louis indicated that most of the dirt will be on the bank in the common area behind the houses on Springtree.

Rick added that it would have a smell for a little while.

Louis the project includes grading, seeding and fertilizing the spoils.

Lorraine asked if Louis was aware of any grant money available for the project.

Louis said he had heard of it but had never worked on a project where that was the case.

Lorraine asked if we were considered a floodplain or a natural drainage area. Louis did not have an answer.

Louis suggested that we look at the Department of Natural Resources

Rick asked if there was any way we could break up the work.

Louis said yes. He would start on one side, switch to the other side, one small section at a time.

Rick clarified that he meant in terms of financial.

(The proposal contained all the details, but the total was around \$711,000.)

Rick discussed his thoughts on what phases of the project he would like to see done.

The map was reviewed and discussed regarding phases and equipment that may be needed.

Rick asked for more questions.

Louis provided a pamphlet on projects he has worked on. Louis said he is a small family owned business.

Lorraine asked how long we would have until it became a crisis.

Louis said it would not get any better, and as the banks begin to fail, the cost would only get higher.

Rick is concerned with the condition of the water with green growing and blue algae.

Julie asked if Louis was the principal owner..

Louis said yes.

Rick asked if we needed permits.

Louis said he didn't think we needed permits.

Rick said there were 3 options:
Finance, assessment, or find a grant.

Rick suggested that we get a price for all the phases and then get back to Louis.
Louis left the meeting.

Rick asked for a discussion of thoughts.:

Erika Kampen was extremely upset that the project would destroy the treeline.

Kate questioned how the canal by Haveston would be accessed and said that there must be another way.

General discussion ensued and Rick called for order.

Julie suggested that we get another bid. Kate reported that we have looked at other bids in the past.

Michelle explained that although the canals become empty and draining into the lake is no longer the issue, the sides will fall in, so when there is water, it will go into everyone's yard.

Julie said that her concern is that there is no guarantee that this will fix the problem.

Julie said she would find out who owns the ditch that feeds into the canals that feed into the lake.

The maps were reviewed by the Council and discussed possible ownership.

Julie said that the proposal included cleaning the culverts and that she thought the city would be responsible for that.

The treeline was again discussed and identified as being crucial to the homeowners who would be directly affected by the new Haveston development.

The topic is continued and will be discussed at July's meeting.

Kate let us know that the lake issue discussions began in 2021 when vegetation in shallow water began to be a big issue. Oak Hills was dredging lakes in 2022 and Kate observed the project. In 2022 we got a quote for \$600,000 with no plan for the spoils. In Oak Hills there was room to work and leave spoils to drain off so they could be moved. Kate attempted to find if someone would want our spoils and the answer was no.

Rick emphasized that with all the building around us we are going to be the lowest point.

Kate continued her report and gave an update on the encroachment of the neighbor across our lake who encroached on the property and cut down trees. She has had very little cooperation with the property management company and is asking to close the deal. The offer is for Dantin Bruce to pay \$1500 and Rick said to agree.

Kate reported on the proposed Signal88 contract renewal. We had last heard that the fuel surcharge would be dropped. However, the updated hourly rate went up and the said contract is proposed to go from \$3928 per month to \$4872 per month. The Sheriff's Office cannot do off-duty patrols before a regular shift so Signal88 had been our choice because we could dictate hours in the contract.

Lorraine questioned if the Sheriff's Office would issue tickets. Kate said that they could not.

Rick asked to take a vote on signing the contract as is and the Council voted no.

Rick asked Kate to get back to Signal88 about the rate and discuss the options on making this work. Kate stated that homeowners did not complain about money spent on security.

Kate said that the pool pressure washing was different than last year. Last year was \$1300. He quoted \$1000 but it did not include furniture. The Council gave unanimous approval of the \$1300 to clean the pool deck and furniture.

Rick requested that Kate give a list for the agenda. Rick is setting a goal to make the meeting efficient. Kate requested she get a time limit and she will present what she needs to present.

Rick acknowledged that he would like to make the meetings more efficient and would give time guidelines.

Joan King moved that after the Administrative report that the meeting be adjourned and any remaining business be moved forward to future meetings.
Unanimous agreement by the Council.

Kate reminded the Council that pushing items to future meetings is not a bad thing as it gives the Council time to give items full consideration.

The Administrative Report was presented by Lorraine. Lorraine reported that Home Improvement Request had been forwarded to the Council for approval but that there were more projects in progress in both neighborhoods than Home Improvement Request. Lorraine is promoting HIR's in the newsletter. The push and pull of cooperation with problems will take time. Lorraine is making inroads with the rental community by reaching out to the professional companies and reminding them of our Deed of Restrictions (as well as providing them when necessary). There are more problems with individuals who have one rental property and do not involve themselves with BBH. The approach has been to keep giving the homeowner credible information about their renter and to get them to agree to not renew the lease for problem homeowners ignoring the DOR's.

Rick reminded the Council that under the Deed of Restrictions of 4.1
“...the Council may require the completion of an informational application by all such tenants and the execution of a credit examination authorization. The Council may, in its sole discretion, approve or disapprove any/and all such tenants. The tenants and the owner shall be and shall remain bound by these and any other applicable restrictions. In the event of a tenants' failure or refusal to comply with these provisions, or with these and/or any other applicable restrictions, or in the event of any violation of any lease or rental agreement, or the violation of any law by any tenant, or for any other act or conduct recognized by law as grounds for eviction, the Council may, acting alone, bring an action at law to evict such tenants...”

Lorraine responded that she and Alexander had made a huge stab at identifying the rented homes by comparing our records with the Assessor's Office records and a list was made, however, not all were identified. This DOR was discussed with Caroline and

she advised that we could, indeed, evict, but that reaching an agreement to not renew a lease would be a more economical route. DOR is used when there is an issue. Once there is an issue and the home is identified as a rental, it is easier to get the lease.

Julie asked how many homes were under lease and we estimated approximately 30%.

Rick asked how the Council felt about staying longer because of Louis. In general, all agreed that they wanted to hear Louis during the meeting.

The meeting was adjourned

Respectfully submitted,
Lorraine Mayer, Administrator