

June 2024 HOA Meeting Minutes
Bluebonnet Highlands HOA Council
June 3, 2024 6:30 pm

Rick Smith introduced Rowdy Gaudet, Councilman District 3 EBR Metro Council as guest speaker (prior to the meeting).

First, Rowdy discussed on-going traffic issues on Bluebonnet. The funding is available for a crosswalk on Bluebonnet (connecting both sides of BBH). It will take time to get the project going. Rowdy plans to make no suggestions of a speed limit change to Bluebonnet at this time. There are plans to add a roundabout at the current entrance for Harveston, with Lexington Estates and University Club access to the exit with a road feeding in from their subdivision. Harveston is fast-tracking this roundabout by providing part of the funding. Ultimately, there are plans for three roundabouts between Nicholson and Burbank. Harveston continues to develop on both sides of Bluebonnet. The development plans to add a St. George fire station on the premises, with a temporary structure going up near Great Hearts Academy.

Second, with regards to St. George, Rowdy still has more 'questions than answers', He does not anticipate that the Supreme Court that upheld the decision to allow St. George to form will overturn their decision. That process will have to play out. The transition team has formed and is informally meeting. Now there are formulated documents and plans that are not yet public. The document proposes services that St. George plans to offer. Once the legalities with the Supreme Court, BBH will be in the City of St. George. There will be a period of cooperation between the two cities to sort out services and funding. Rowdy does not want to see taxes increase in any of EBR parish.

Rowdy's third piece of information was a hand-out that presents a break-down of the Plan of Government Proposed Amendment to the EBR Parish Constitution. The current Constitution was written in the 1940's with no major updates since 2014. A committee was formed to review the document and updates were recommended. Included in the recommendations are qualifications required for the City-Parish Manager appointed by the Mayor. Rowdy believes these are necessary and needed changes. It will appear on the ballot in November. He welcomes feedback.

Questions and Answers:

Will St. George have a council member for the same coverage area?

The Governor appointed an interim Mayor, Police Chief, and five council members. Two council members are at large and three district members. The names are available by Googling.

Will we have a say on the location of the roundabouts?

Yes, public meetings will be held prior to the final locations.

Is there a copy of the proposed locations?

Yes and I can provide that. The design has not been finalized but was designed by EBR traffic engineers.

Julie Tatum asked to discuss the drainage issues. We have a drainage problem, from the lake there is water not flowing through the canal by Longwood Plantation Road, the southernmost borders of BBH.. We got a bid to fix the problem for \$700,000. In the meantime, she got the final plats from the found within there that these areas are public service which leads us to believe that the City would be responsible. [Julie Tatum presented the plans and identified the areas of concern.]

Rowdy said that prior to the meeting he searched the area for previous requests made for drainage and did find a few had been made and completed to clean drainage boxes. This issue will require involving the maintenance and drainage department. His recommendation is to have a meeting with the drainage department, and show them the request you have made. He has completed this process with Riverbend.

Julie asked if we should hire a consultant?

Rowdy said that he did not think so, as we should not have to pay for this issue; it is public servitude and public responsibility. He could not give us a timeline. He said that we should not make any improvements as then we would have the liability. He suggested that the HOA and he get together in a meeting with the drainage board and he will ask that this happens.

Lorraine - The culverts on Bluebonnet are stopped up. Is that something that could happen sooner?

Rowdy suggested that any request we make, to please get it in the system through 311. Please get it in the system and please don't wait for him to coordinate a meeting. This should happen before we ask for a meeting about anything. This gives him ammunition

in a meeting to coordinate action. For big work, a meeting is the best route within a few weeks.

Request for update on Harveston

Where we see the signs for Harveston - that is designed to be a mixed- use development much like Perkins Rowe. There will be commercial, residential, amenities. St. George Fire Department has plans to build within Harveston. The development is moving slowly so the Fire Department is looking for a temporary fire station that may be located next to Great Hearts School.

Why is the project moving slowly?

Cost are rising, interest rates are rising.

Will they have an ambulance?

He has not asked that question, but St. George does not operate ambulances.

Kate Cook asked about the Rice/Paige camera initiative and whether the areas would be expanded and who is monitoring the cameras.

This HOA size can sponsor cameras. Because the area is not a crime hotspot, he has sponsored cameras in Gardere, which is a hotspot. It requires WIFI and it is sent to a real time crime center, the EBR Sheriff's Office. The camera's have license plate readers.

We have experienced in BBH people unsuccessfully trying to break-in, and the police will not file a report. What do you recommend?

Rowdy said to keep working with the EBR Sheriff's Office. He asked if we had formed a Crime Prevention District. [answer was no] He said that our relationship with law enforcement is important. Report crimes.

How much is the Paige/Rice camera?

\$700 for 3 cameras, that pays for 3 years of service.

The meeting was called to order by President Rick Smith.

Rick read the following announcement:

Please observe the following:

The minutes are taken by notes and also recorded. Please wait until a report is finished by the presenter before asking questions. If you have a question, please raise your hand to be recognized, and when the President has acknowledged you, please stand, state your name and address. It is important that we record the minutes accurately and we need your cooperation to do this.

There has been a lot of cross-talking and interruptions. In order to record the meeting accurately, we are asking to observe this statement..

Roll call:

- A. Kate Cook, HOA Rep, present
- B. Lorraine Mayer - HOA Administrator, present
- C. Daniel Williams - HOA Accountant
- D. Julie Tatum, present
- E. Michele Blackwell - Vice-President
- F. Erika Kampen - Secretary/Treasurer, present
- G. Rick Smith - President, present
- H. Joan King, present via speaker phone

The minutes were approved via Group prior to the meeting.

Presentation of Reports:

Jeff McCrory raised an issue regarding minutes.

Rick Smith asked to go to the reports.

The Financial Report was presented by Erika Kampen. [A copy of the projected budget with actuals through May was prepared by Daniel Williams.] Collections for May were \$3,472 It will pick up again in July with the second billing. Clubhouse rentals were \$950 and we earned \$596 in interest on our certificates of deposit. Expenditures for lakes and maintenance was high because the billing did not occur monthly. We are trending positive in actual vs. budget..

Jeff pointed out that we had the approval of June minutes on the Agenda.

Rick Smith asked that we move forward with reports.

Lorraine pointed out that the minutes are sent through Group to the Council for corrections and for approval.

Kate Cook proceeded with the Representative Report. The Council has an email address. Alexander had been checking it. She asked if someone would monitor the emails and Erika volunteered. Belle Grove Square (cleared by Dantin Bruce). DSLD developed Belle Grove and they are offering \$1500 to solve the problem created when Dantin Bruce cleared. They had previously offered to plant cypress trees elsewhere. They did not like clumping bamboo. When consulting Caroline, she said we can plant whatever we want on our property but it cannot move to their property and stop their enjoyment. Kate will let Caroline know that we will accept the \$1500. Pool issues have occurred, specifically kids unattended. The entrance signs indicate that no one under 18 is allowed. Kate will continue to monitor, but this doesn't always work. Someone let in 2 other cars and they are the ones who broke the basketball goal.

Erika asked about the hours of these problems occurring.

Kate said both occurred over the holiday.

Kate had estimates on the backboard:

Same replacement \$1500. The goals are 12 years old. The cost for one goal complete replacement with commercial acrylic and lifetime warranty would be \$2700 per goal including everything. This goal was recently installed at St. George and St. Jude. If we want to do both, \$5400.

Rick had a few questions about the warranty and adjustability. Rick asked that we discuss the options over Group. Kate will look at signage options.

Rick noticed a tear in the corner of the rubber pour ground covering of the playground..

Kate will get a quote for repair.

The Administrative Report was presented by Lorraine Mayer. Lorraine reported a quiet month with a patio HIR and storm door. Yards have been beautiful with a few that have needed prompting for care.

Rick asked about a prior issue in the neighborhood and Kate said that she had no further correspondence on the issue.

Erika had a question from a neighbor about a street drainage issue. Lorraine suggested that the person call 311.

Rick Smith recognized Jeff McCrory.

Jeff questioned the approval of minutes for June on the June agenda. It was clarified that the agenda was to approve May minutes (a typo was made on the agenda.)

Jeff presented a document of changes to the minutes of open meetings beginning December 2023. Jeff objected to some of the verbiage used to describe what he had said.

Lorraine offered to review the minutes and that there were times she could not hear him.

Julie recognized that Jeff, instead of characterizing something as a lie he should consider that it could have been a mistake. She asked for him to send an email if he thought there was a mistake.

A homeowner asked if the minutes were placed online to review. She wanted to know if a misquote could be corrected.

Lorraine said that it is allowed and acceptable to summarize issues. If someone doesn't agree with a statement then they could send an email. Consistently, the Board is at the meeting and it is in their best interest to review the minutes. Lorraine will review what she wrote.

Rick re-read the quote about how the meeting will be run.

Ms. Russell made a brief statement about how the board functions and how minutes are corrected.

Rick called to end the meeting.

Jeff spoke again about the language used in the minutes as being a misquote.

Rick adjourned the meeting.

Respectfully submitted,
Lorraine Mayer

