

**July 2024 HOA Meeting Minutes**  
**Bluebonnet Highlands HOA Council**  
**July 22, 2024 6:30 pm**

The meeting was called to order by President Rick Smith

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 - Present
- F. Erika Kampen - Secretary/Treasurer - Present
- G. Rick Smith - President - Present
- H. Joan King - Present via phone

Approval of the June Minutes: The minutes were approved via Group prior to the meeting..

Presentation of Reports:

**Rep Report - Kate Cook**

Kate presented questions she received from a homeowner regarding the cost and necessity of replacing both of the basketball goals at the court by the clubhouse. The homeowner requested that Kate ask the council what problems warranted replacing both goals.

The Council affirmed that the costs and benefits of the alternatives had been thoroughly discussed prior to the final decision was made. Some of those reasons were rust, damage and the fact that the new goals have lifetime warranty. Acrylic replacements that are periodically broken cost around \$500. Kate will respond to the homeowner.

Kate presented a recap on Alexander's efforts to get contacts of those interested in making sidewalk repairs, as the subject has recently been active between Council members. Alexander had reached out to homeowners who were interested in sidewalk repairs, hopefully to get enough interest to entice a concrete person into a good rate on repairs. The interest was low and the contractor never followed up. Kate provided the

information on the EBR City Ordinance regarding sidewalks. Sidewalks are absolutely the responsibility, including liability, of the homeowner.

Lorraine is to send an article to Kate Cook regarding the homeowner responsibility of the sidewalks. Erika Kampen is to identify local concrete contractors.

The bathroom renovations were discussed. The Council discussed ideas on what was needed in terms of painting, toilets issues and flooring issues. Kate reported that she had met with Allen last April to discuss the possibilities and that he had not given her any quotes because the Council did not have a firm list of changes needed. Kate reported that the biggest issue in terms of maintenance and complaints has been the old toilets. Rick reported that the blowers in the men's room are not functioning properly and that there is a hole in the men's room wall. The switch has no switchplate. The lights stay on in the men's room due to an electrical issue.

Rick asked about the list of things recommended we complete for freezing. Kate said that the prep for the freezing weather list was \$3000. Rick asked Kate to get an additional quote, get the electrician to look at the lights in the men's room situation, the dryer in the men's room, and to investigate if the floor under the urinals needed replacement.

Michelle suggested that we replace toilets, paint walls, replace the blowers and that we should look at replacing the floors at the end of the year when we see how much money we have in the budget.

Kate explained that a homeowner had inquired about lifeguards at the pool. The Council discussed the pros and cons of adding lifeguards:  
Increase in payroll and workers compensation  
Schedule that would meet the needs of the neighborhood  
Fear of unsupervised children

In general, the Council agreed that it would not be a good idea to add lifeguards because of the costs vs. benefits at this time.

Kate received a complaint from a homeowner that residents of The Bend apartments are walking dogs on the lakefront that is ours - but behind the apartments. They are not picking up the mess. Kate will send a letter to The Bend.

Kate acknowledged the success of having Rowdy Gaudet at our meeting and asked if there are other guests we want to have at open meetings. Some of the suggestions

were about the mayor of St. George and our new Councilman. Also suggested was someone from the Sheriff's office to talk to us about crime prevention. This was the suggested guest that everyone agreed would be most beneficial. Kate will look into getting a representative of the Sheriff's department to a meeting.

## **Admin Report - Lorraine Mayer**

Lorraine reported that there have been several homeowners concerned about drainage pipes in their yards that were existing when they purchased their home. She has found no indication through the filings that the HOA put drainage into individual homeowner's yards, and as it is a common occurrence for homeowners to add such drainage, she saw no reason that the HOA would be liable for the connected drainage issues.

Out of can debris has been on the rise this summer. Letters have been sent to homeowners with piles of debris at the curb, advising the homeowner's of their responsibility to call 311 when the debris is neglected.

## **President's Reports**

Dredging - Rick asked Julie to give an update on dredging. Julie has spoken with EBR Drainage (Roderick) and while acknowledging EBR responsibility for the westernmost side, he is claiming that the southernmost areas are private. As this is not what is shown on the original neighborhood filings, she believes that we will have to continue to pursue this issue. She asked that someone who lives on the westernmost side file a 311 request to have the ditch cleaned.

Pool issues - Rick asked about loose tiles on the pool. Kate said that they can be repaired, but the water level has to be lowered. Summer is not the best time for that.

Rick asked about pool resurfacing. Kate said that the money for the fence included the pool resurfacing needs.

Rick asked to explore an adults only night at the pool with pizza. The general consensus was to start it once to get an idea of interest. Family oriented events are the most popular.

Paige/Rice - Rick asked about the Paige/Rice Initiative cameras. Kate acknowledged that she had not heard back from Rowdy's office, but she will contact him again for the information.

## **Bee Report**

Erika Kampen said that it could be possible to start with one hive in the Spring, but she has concerns about providing an equipment shed and liability.

Rick set the next meeting for August 12, 2024 at the Clubhouse, 6:30 pm. This will be an open meeting.

The meeting was adjourned by President Rick Smith

Respectively submitted,

Lorraine Mayer