

Bluebonnet Highlands Homeowners Association
Annual Meeting Minutes

January 12, 2011

The meeting was called to order by President Kimberly McDaniel at 6:07 PM. All current staff and council members were introduced.

The HOA Accountant reviewed the 2010 Budgets/Actual, the 2011 Council-Approved Budget, and gave a summary of 2010 cost savings measure implemented by the Council. He also explained the comparison of costs that would be incurred if the HOA decided to use a management company instead of continuing to self-manage. He explained the "How is my \$360 Spent" document as well.

McDaniel gave a recap of all projects, changes, and accomplishments for 2010.

McDaniel explained that during the 2010 Christmas Lights Competition, which was judged by the Sheriff's Department, her home was chosen as the winner. She further explained that she had not yet accepted the prize for this (\$360 value – 2011 Dues) because of her position with the HOA. McDaniel explained that she wanted to bring it before the Homeowners at this meeting for their consideration on whether it was appropriate for her to accept the prize. Mr. Todd Lunkin expressed objection stating that it would constitute payment for services on the HOA Council. David Balhoff (councilmember) read aloud the section of the deed restrictions which say a Councilmember must be a volunteer and serve without compensation for time. Discussion ensued, until David Balhoff (Councilmember) made a motion to allow McDaniel to accept the prize. Motion was seconded by several homeowner: passed.

Valerie Bingham, chairwoman of the Neighborhood Watch Committee, gave a report on the efforts of the committee. All interested parties were asked to email the Council or Rep for more details.

The HOA Accountant guided a discussion on 'capital projects' that may be completed by the HOA, explaining that the Council welcomes Homeowners input. Homeowners were asked to vote on their top projects (included in the packet) or add additional suggestions.

All candidates who submitted their names for the 2011 Council were given an opportunity to introduce themselves. Ryan Skavron, a 2010 Councilmember seeking re-election, was left off the ballot and all present were asked to add his name at the bottom where space was provided. There were no nominations from the floor.

McDaniel explained that the 2010 Council consisted of twelve (12) members, with only five (5) remaining active by September. The 2010 Council felt it was in the best interest of the HOA to reduce the number of council members in order to more effectively conduct business and suggested a Council of five (5) members. Homeowners expressed concerns regarding a small council. One homeowner proposed that the 2011 Council consist of seven (7) members which was moved and seconded to a vote. A vote was taken and the motion carried.

It was requested that all election ballots be turned into the HOA Accountant for tallying. During voting Mr. Lunkin asked if the votes cast were to be one per lot or one per homeowner present. McDaniel stated that everyone present could vote because, in the past, annual meetings had not included a process for verification of lot ownership or any other restrictions. Voting proceeded, and attendees departed as they cast their ballots.

The HOA Accountant was assisted in verifying the results by Greg Tullier, outgoing 2010 Council Secretary. The results were announced. The HOA Accountant recounted the ballots for verification, and certified the following results:

28 - Kimberly McDaniel

26 - David Balhoff

26 - Valerie Bingham

24 - Jason Mabile

22 - Jesse Thompson

19 - Jessica Braun

19 - Ryan Skavron

13 - Gina Brown

12 - Mackenzie Galvez

08 - Todd Lunkin

The meeting was adjourned at 7:46 PM.