

Bluebonnet Homeowners Association Meeting

February 21, 2011

Called to order by Kimberly McDaniel at 6:03pm

Board has agreed to implement the use of Robert's Rules of Order in an effort to bring some structure to our meetings. Kimberly gave an overview of RR.

The first item on the agenda is Mr. Lunkin's requests.

Mr. Lunkin addressed the council and alleged that one council member is not a homeowner. Mr. Lunkin stated that the election of the 2011 council was not conducted properly and should be redone. He stated that the protocols in the Articles of Incorporation and the deed restrictions were not followed. He has consulted an attorney and will sue if this council votes to spend any money. Mr. Lunkin then alleged nepotism due to the fact that last year, a member of the council's husband and mother were hired by the council. Next, Mr. Lunkin stated that he believed it was wrong for a council member to accept a prize for the Christmas light contest. Finally, Mr. Lunkin alleged that the 2011 budget is unlawful because it was not voted on by all homeowners.

Mr. Galvez also spoke and alleged the election was invalid because there was more than one vote per lot and people didn't know how many people to vote for. However, he was not in attendance at the general meeting.

Mr. Fraiser spoke about never being notified of the council meetings. He also mentioned several issues with the fountains and pumps. His privately purchased pump was taken by the association's maintenance company and never returned. Kimberly responded that upon learning of this issue, she talked with Pilot Construction, the repair company and they admitted they took the pump to repair it but it was not repairable. The company said the owner could come pick up the pump whenever they liked. They are holding it.

Mr. Fraiser said that he has pictures of fish kill. He also mentioned that spending is the issue because the bids the council received last year are outrageous. There needs to be research done to obtain more reasonable estimates to fix all of the fountains. He mentioned Ohio Fish Farms as a possible company to use.

Jessica Braun made a motion to form a lake committee. The motion was seconded by Jesse Thompson. Mr. Fraiser will chair the committee as a homeowner and Jesse will be the board contact. The motion carried by unanimous vote.

Next, Thomas asked for clarification on the vote done at the general meeting in which elections for the council were held. Jessica Braun gave a brief explanation of what she recalled. Jesse also explained that a neutral party, the council CPA, tallied the votes.

There was much discussion by the council and other homeowners present as to how the elections were conducted in the past and the fact that the elections of 2011 were conducted based on past customs. It was acknowledged that the elections were not

conducted in accordance with the Articles of Incorporation, but they were done in good faith and with a majority of the homeowners present in agreement. It was also pointed out that at most, only three lots cast two votes.

Jessica Braun made a motion to uphold the election done in January 2011 and it was seconded by Jason Mabile. Ryan made a substitute motion to table the election issue and turn it over to the association's attorney. The substitute motion was seconded by Jesse Thompson.

After much discussion including the fact that if we turn this over to the association attorney it will only cost homeowners more money and that the wrongs of the past were with the old boards and we need to move on and work in the best interest of the association as a whole. It was also the opinion of several attendees that the association has been more transparent in the last year and would like to continue that trend.

Mr. Lunkin stated that he had a bad attitude because he felt like he was ignored at the general meeting when he objected to the way the election was being conducted and he was ignored when he sent an email to the association about a week after the elections. He stated that he didn't receive any response for three weeks and then the only response was from the association attorney.

A vote was taken on the substitute motion and it failed by a vote of 2 yeas, and 5 nays.

A vote was then taken on the original motion and it carried by a vote of 5 yeas, 0 nays, and 2 abstentions.

The second item on the agenda was reports.

The HOA CPA gave a financial report. He said we are at a 73% collection rate on dues. He said this is normal for this time of year and with the late fee assessment date of March 1 approaching, the collection rate will increase. He also stated that the association had never done a budget like they did for 2011. He pointed out that there is a \$40,000 reserve set aside specifically for lake and fountain repairs in the upcoming year. The council is just waiting on more information and bids. He pointed out that the association still has an adequate reserve to address any unexpected expenses. Also, the fence work has been completed and several attendees expressed that the job was done well.

Mr. Fraiser suggested that the council add to the deed restrictions a special plan for maintenance of the lakes in the case of hurricanes, storm water runoff, acts of God, etc.

Regarding maintenance of the pool, the association is in the process of obtaining bids.

The next report was from the neighborhood watch committee. Valerie stated that at a meeting in March she will have an engraver available for homeowner's big tickets items. In May, she hopes to have a speaker talk about keeping kids safe in the summer. It was suggested that she call the BR safety council.

The next agenda item was homeowner's requests.

The first request was for 10408 Springtree. Kimberly made a motion to approve the patio and fence construction. Jesse seconded the motion. The council discussed and the motion passed unanimously.

This homeowner also requested a driveway extension. Kimberly informed the committee that this extension would violate the deed restrictions. Section 4.5 state that "No more than three (3) motor vehicles may be regularly and recurrently parked at any residence." Kimberly made a motion approve the request as it related to a driveway extension. David Balhoff seconded the motion. After discussion, a vote was taken and the motion failed by a vote of 0 yeas and 7 nays.

Next, a homeowner has asked for forgiveness of her dues due to illness and lack of employment. Kimberly made a motion to work with her on a payment plan and forgive the late fees. The motion was seconded by David. The motion carried by unanimous vote.

Next, Mr. Pearce addressed the council regarding our green spaces. He would like the association to purchase and plant trees to enhance our green spaces and improve our lives. Mr. Pearce stated that it would be nice to have a buffer for houses and shade by the garden or the pool. He distributed a quote list from Baton Rouge green.

Ryan mentioned a Mr. Kurt Decote who would offer the association big full grown trees for about \$400 a piece. He suggested this would be a better purchase. The council agreed to take this issue under advisement. Kimberly will contact Mr. Pearce to get BR green involved.

The next item on the agenda was new business.

We received a new proposal from our lawn care company, Green Up Lawn Care. There have not been any problems with the company in the past. The price has gone up slightly, but the association added three additional duties to be included in the contract. The contract says 3 years, but the association will have the option to renew the contract each year. Motion by Kimberly to approve the contract. Jesse seconded the motion. The motion carried by unanimous vote.

Ryan's tree service presented a bid to trim and haul away the big trees by the gazebo at the main entrance to springlake. This would be a one time job. Jesse made a motion to approve. Jason seconded. The motion carried by a vote of 6 yeas and 1 abstention.

Mrs. Shelly asked the council to consider adopting a policy regarding when to obtain bids for the expenditure of money. Kimberly made a motion to require a minimum of 3 bids, but a goal of 5, for any expenditure over \$1000. Jason seconded the motion and it carried by unanimous vote.

Social events were discussed. Kim made a motion to approve the free day for gate cards, with the date of the event to be determined. David seconded the motion and it carried by unanimous vote.

Kimberly made a motion to approve all of the other social events presented. David seconded the motion and the motion carried by unanimous vote.

Mr. Tom Knapp addressed the council regarding a neighbor who has unsightly debris in the backyard. Putting a lien against the property is the only recourse the association has. Jesse made a motion for the association to send a letter to the homeowner. Kimberly seconded the motion and it carried by unanimous vote. The council also agreed to look into what the city parish may be able to help us regarding city ordinances for clean yards.

Kimberly made a motion to discuss ideas for the homeowner's survey by email with the council members and come back at the March meeting with a list of potential projects. Motion was seconded by Jesse and it carried by unanimous vote.

Kimberly made a motion to adjourn, which was seconded by Ryan.