

Meeting minutes for Bluebonnet Highlands HOA Council
June 14, 2011

Present: Ryan Skavron(council), Vallery Bingham(council), Jamie Cashio(rep), and Kate Cook(rep)

Agenda items:

- 1) Introduction of new HOA Administrator and Coordinator and reports from both.
 - a. Administrator report:
 - i. Approx 20 gate cards issued
 - ii. 5 Home improvement requests reviewed by council
 1. Fence construction within deed restrictions-approved
 2. Window fan unit for a garage-further inquiry required
 3. Construction of a back yard arbor-approved
 4. Request to park trailer in a yard-currently in violation, letter to be sent
 5. Deck near a lake-further inquiry required
 - b. Coordinator report:
 - i. Review of updated clubhouse rental agreement-to be posted on website
 - ii. Discussion of homeowner concerns
 1. Welcoming package- Coordinator and council member Valery will work with possibly 2 homeowners to develop.
 - c. "Meet your Reps" social event to be planned. Possible date of July 16.
- 2) Financial Report from CPA
No major expenditures for the month of May, currently at 92% collection rate on dues.
- 3) Review of bids received for improvement projects
Bids were discussed, but no action taken
*Council verified previous approval of a bid for sidewalk cleanup and erosion prevention on Springlake from GreenUp Lawn Care, LLC.
- 4) Pool issues
 - a. Improve signage – Council will seek out new signs displaying the pool rules and other notices around the pool such as "No unattended minors," "Residents Only," and NO Profanity"
 - b. Re-communicate the pool rules to all homeowners and encourage internal policing of the pool area
- 5) Lake & Pond issues
 - a. Discussed initiating an intensive effort over the next month to develop and execute a comprehensive plan for improving the conditions of our lakes and ponds.
 - i. Re-form a Lake & Pond Committee
 - ii. Use community resources such as LSU extension.

- b. The meeting for July will be dedicated to the review and implementation of a lake & pond improvement plan developed by the committee.
- 6) General
- a. Retraction of letter to individual homeowners from 03/04/2011 concerning possible trade name infringement – no action taken.
 - b. Status of security officer
 - i. Hired deputy did not engage in any service for the month of May. He has agreed to make a referral to the HOA for a replacement deputy.
 - ii. The council does wish to continue this service
 - c. Next election
 - i. Discussed possible timeframe and importance of preparing early for January's election.
 - d. Date & Time for next meeting tentatively scheduled for July 11, 2011 @ 6pm.