

Bluebonnet Highlands Homeowners Association

November 9, 2011

Members present:

Valerie Clark

Ryan Skavron

Jessica Braun

Jason Mabile

Council Meeting called to order at 6:03pm by Mr. Skavron.

The council previously approved the erection of a new fence along Bluebonnet near Hilltree lake. The pervious white vinyl fence was blown down. Midway through construction it was brought to the Council's attention that the fence may not be 100% on our property. The Council voted 3-1 to continue with the project.

The parish has approved the extension of our sidewalks along Bluebonnet and the project has been opened for bids.

Mr. Skavron asked to hold off on the installation of a geyser fountain with lights in Hilltree lake near Bluebonnet. The cost would be \$9,000 and the water is very low and filled with debris at that location. This would likely result in maintenance problems. Mr. Skavron also promised HO's that the council would plant shrubs around the newly installed electrical boxes for the lakes. He is asking Green Up for an estimate. It should be about 27 plants.

Mr. Skavron will ask that our new sheriff patrols concentrate on the morning hours. It was suggested that the council erect signs at all entrances notifying people that this area is patrolled by the sheriff's department. It was also suggested that the council keep in mind and maybe put aside money in next year's budget to erect a fence along SpringGlenn to deter entrance by criminal elements.

Mr. Skavron also talked to our insurance company about our HO's having access to the bathrooms at the club house even when the pool is closed for the winter. The insurance company said there is no need to lock the pool gate. It was suggested that although the gate will be unlocked, we place signs notifying HO's that the pool is indeed closed for the winter, but the restrooms are open.

Mrs. Cook could not be present; therefore Mr. Skavron informed the council that the Fall Festival was a success. The November Fitness, Fun, and Friends event will be a flag football game at 2pm, Sunday, November 20, 2011. Also, the Christmas party will be December 11, 2011 from 3:30-5:30. Please contact Kate if you are interested in volunteering in any way.

The financial update was given by our CPA. In October, we spent \$1,720 on the Fall Festival and other neighborhood events, \$503 to Union Services for AC repairs, \$2,132 to Electric Gates for repairs, \$1,200

for the sheriff patrol, and \$2,684 to Third Coast Soccer for the new goals. Our dues collection rate is at 92% and we are up to 1030 homes. The 2010 audit was concluded and no exceptions were found. We have \$122,177 left on the Whitney bank loan. The lien has been cancelled on FH048. We have \$117,000 in reserve spending remaining. Our CPA also informed us that Door King will start charging us \$50 a year to maintain the software used for the clubhouse gate.

Mr. Skavron contacted our present insurance agent at Juban Insurance Group and asked them to review our insurance needs. He has not received a report yet.

Our CPA uses QuickBooks and they have a new program for HO to pay dues by bank draft or credit card. It was agreed that the existing pay pal account, which is very expensive to use, will be closed and all payments will now go through Intuit. It is requested that Mrs. Cook update the website about the payment changes. The council will also include this information in a November notice mailed to all HO regarding the annual meeting to be held January 16, 2011. Our CPA will also prepare a 2012 budget to be mailed to all HO in December with a reminder regarding the annual meeting.

CPA will file liens on all properties which are \$500 or more delinquent as of December 31, 2011. Mr. Cashio will look into the new bill we received from Entergy and get with the CPA regarding legitimacy.

Mr. Cashio update:

Home improvement requests from Mr. Joshua Scardina and Mr. Chris Stuart were returned because they do not contain enough information. A request from Mr. Jonathan Bowling will be returned for amendment. A waterfront deck is not allowed under our deed restrictions and 7 foot fences are also prohibited.

A HO is raising geese and Mr. Cashio is attempting to contact them. Mr. Cashio suggested contacting the Department of Wildlife and Fisheries about reducing our present duck population. A HO has a bee hive in his backyard. The neighbors are trying to work this out.

The homeowner has agreed to repair the fence by the rec field, but it still has not been done. Mr. Skavron asked that the homeowner agree to this in writing. Mr. Cashio will try one more time before the council will take action. Mr. Cashio will also look into maintaining the front yard of the house in Fairhill at the end of a cul de sac which has been foreclosed on.

Mr. Cashio also requested that the council look at the fence along Bluebonnet. There is a spot where a dog can get half way out and someone cut a gate in our fence along Bluebonnet.

Mr. Cashio needs two more signatures from HO who live where the electrical work was done for the new fountains because Entergy is requiring a right-of-way. Entergy also requires all the deeds, but we will try to submit the signatures only.

Review of Estimates:

The council voted to spend \$650 to bush hog the area behind the houses on Springtree Drive. Mr. Skavron will ask Green Up to give estimate for the area at the end of Springtree Drive on the Fairhill side and once the bush hogging is done, Green Up will give us an estimate to grade the area so that it may be properly maintained in the future.

The council decided to put on hold the estimate from Green Up to remove dirt from the sidewalk area along Springlake drive. The council approved the purchase of 4 new crepe myrtles to replace the dead ones along Bluebonnet.

The council received an estimate to replace the fence along Bluebonnet by Springcrest that was destroyed during Gustav. The estimate is for a 39 foot wooden fence with tapers down to 4 feet by the water. The estimate does not include staining. The council asked for a more specific scope of work.

Aquatic Solutions sent a proposal to clean up and then maintain the lakes along East Springtree Lake. Due to the winter months approaching this was approved, but work will not start until March 2012. The area will be cleaned out and then added to our regular maintenance schedule for an additional \$500 a month.

We received three estimates for flood light outside of the Clubhouse and to fix the exit sign inside the clubhouse. The council approved the estimate from Higgins for \$1123 if they are double flood lights. The other estimates were \$1047 from Bill Liner, but did not include the exit sign and \$1620 from Mr. Electric.

The council had previously received estimates for security cameras at the clubhouse. The first estimate is from Custom Security for \$2,745 and the second from ADT for \$3,988. IPSC also presented her with a proposal for cameras at the clubhouse and at five entrance points for \$28,800.92 and for private security patrols. The council approved the Custom Security proposal for \$2,745.

We received estimates to plant the remaining empty cul de sacs. Green Up was approached to offer an estimate, but they told us they defer to Ducote's. Baton Rouge Green's estimate was for small 3 and 4 gallon trees. The council approved an estimate from Ducote's of \$400 a tree for large oak trees and we have 13 empty cul de sacs for a total of \$5,200.

We received an estimate to build a half size basketball court from the same company who resurfaced the tennis court. The council approved the building of a 50x50 size court on the side of the swimming pool (opposite the clubhouse) for a total cost of \$26,000. It breaks down to \$22,400 for the surface and \$3,600 for the installation of two goals.

Mrs. Cook will take over the maintenance of the website and post these minutes. The council also brainstormed a way to connect neighbors who may need certain services offered by other neighbors such as babysitting or dog walking. We will possibly develop something to add to the website.

The meeting was adjourned at 7:56pm.

