



## January 2017 Meeting Minutes

Monthly Bluebonnet HOA meeting held on January 17, 2017, called to order at 6:30pm in the BBH clubhouse.

**Attendance:** Council: Caroline Bond, President; Jane St. Amant, Vice President; Rahul Sharma, MAL (member-at large); Daniel Williams, Accountant; Kate Cook, HOA Representative; Katie Clement, HOA Administrator

Residents: Herbert Moore 10356 Springridge Ave; Will McGuffey, 11279 Hillpark Ave.; Michael and Rebecca Dowdy, 10815 Hilltree Dr; Jeff McCrory, 10825 Hilltree Dr.

### Home improvement requests

Two lake lot owners presented their cases for a 4ft fence along the rear portion of their lots. Both owners' lots back up to Hilltree Lake. Hilltree Lake lies between Walmart and Fairhill. It is not surrounded by homes. An open discussion between the Council and residents followed. Pros and cons of maintaining the current 3.5ft height restriction were discussed. Proposal to allow exceptions to the restrictions for filings with bodies of water that are not surrounded by homes was presented. Proposal to amend the Act of Restrictions to allow 4ft fences on the rear portion of lake lots was also debated. Both homeowner requests are currently pending. Katie will discuss options with HOA attorney to determine most appropriate course of action.

- 10106 Springtree (exterior paint) approved
- 10608 Hillwood (shed) approved
- 10815 Hilltree (fence) pending
- 10825 Hilltree (fence) pending

### Representative's Report

- Kate resubmitted a request for a No U-Turn sign at Springcrest Drive and Bluebonnet Boulevard. This request was denied by the District Traffic Operations Engineer because a traffic study conducted in this area reported "no issue yet". The same request was made and denied when Racetrack opened at the corner of Bluebonnet Boulevard and Burbank Drive.
- Homeowners are encouraged to volunteer for 2017 Council. Two inquires have been made so far.
- Three fountains are in need of repair for a total estimated cost of \$5,535.00. Fountain D3 in Lake Longwood needs a new bulb (\$360.00). C2 in Hilltree

- Lake needs a new motor and cord (\$1,157.00). C1 in Hilltree Lake needs a new motor and nozzle (\$4,081.00).
- Sheriff patrol was increased to 120 hours /month through the end of 2016 and will continue to be 120 hours/month throughout 2017. Residents are encouraged to do their part in increasing security of their homes such as locking doors, setting alarms, using security lighting and reporting suspicious activity.
  - An increased number of nutria sightings were reported in January, especially around Springlake. Kate is working with trappers to catch the pests.
  - An announcement will be made in the HOA newsletter to gauge interest in a special meeting for homeowners interested in collaborating bulkhead projects. Homeowners who are interested in attending are encouraged to contact Kate.
  - Kate presented two new quotes for tennis court lighting as a potential special project. Quality Court quoted \$9,500 for material and labor. Munson Inc. Sports quoted \$15,000 for “green” friendly lights (these lights will still require electricity). Quoted prices do not include electrical work.
  - Representative will send the Council an updated list of proposed special projects. The Council will review these projects and their estimated costs with the intent to move forward with some of the projects using leftover monies from 2016’s special project budget.

### **Accountants Report**

- Daniel reviewed the proposed budget for 2017.
- CPA recommended capitalizing the fence along Bluebonnet Blvd. The current budget projects the fence will need to be replaced in 2025. Daniel recommended getting a more accurate estimate for the life of the fence. Administrator will contact Scott Fence to determine if 10 years is a good estimate.
- Proposed budget was approved to be distributed within 30 days of next regularly scheduled meeting.

### **Administrators Report**

- **Hillpark /Lamar fence update.** Land surveyors placed pink markers along property lines off of Burbank Drive. It appears the adjacent Lamar billboard hangs over HOA property. The metal bridge used by Lamar to access the billboard is on HOA property. Administrator will meet with HOA attorney to walk the site. Scott fence provided 3 layouts and quotes for an 8 ft, cedar plank fence. Quoted price is approximately \$35/linear foot. Price does not include clearing brush. Premier Concrete provided an estimate for a 400 ft by 10ft VISTA DSM sound reflective wall. Quote is approximately \$260/linear foot. This price includes all wall material, footing materials, and engineering, as well as the labor to install. Price does not include clearing brush. Council

approved getting a quote for brush removal and dirt/landscape work in this area.

- **Assessment Resolution.** In an effort to better enforce regulations in our Act of Restrictions the HOA sought legal advice from our attorney to implement an assessment resolution. Katie presented the assessment resolution to the Council. The resolution defines the “special assessment” referred to in our Act of Restrictions. Processes for reporting violations, notifying offending homeowners, collecting and levying assessments were discussed. Council will vote on proposed assessment at the next regularly scheduled meeting. Homeowners are invited to attend the meeting to voice their opinion on the proposed resolution.
- **New map.** Council approved cost of new neighborhood map. New map will clearly illustrate access points to lakes for non-lake lot owners.

**The Next Council Meeting scheduled for Monday, March 6<sup>th</sup> 2017 at 6:30pm.**

Meeting was adjourned at 8:30pm.

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