



HOA Annual Meeting

March 7, 2017

Monthly Bluebonnet HOA meeting held on March 7, called to order at 6:30pm in the BBH clubhouse.

Attendance: Council: Jane St. Amant, Vice President (acting as President in absence of Caroline Bond); David Bencaz, treasurer; Rahul Sharma, MAL (member-at large); Daniel Williams, Accountant; Kate Cook, HOA Representative; Katie Clement, HOA Administrator; Wade Baumgartner, HOA attorney.

Residents: Hope Dawan, Norvin Kraemer, Mathew Allen, Beth boulet, Linda Wright, Richard Wright, Amy Wilson, Debbie Smith, Glenn Smith, Amy Smith, Bernie Braun, Harold Lohman, Jan Turner, Mark Turner, Brittney Lorio, Fareed Dawan, Pamela Kogel, Trianta Phyllan, Vanck Juri, Janet Riddle, Keven Schneider, Keith Lemoine, Anne Charpentier, Bogdan Kozlowski, Terri Kzlowksi, Travis Leblac, Sara Kallish, Sarah Steimel, Eddie Steimel, Layne Cannon, Stephen Belmont, Oma Moore, Hebert Moore, Doug Harrison, Ryan Skaaron, Paul Gossbraud, Borislava Ilackere, Jeremy McDaniel, Ryan Stavron

Request to address the Council- Jan Turner and Anne Charpentier. Homeowners voiced their concerns that a council members pet was not properly confined to their residence. The homeowners asked what action the HOA takes regarding animal complaints. The Council member addressed the homeowners stating the pet would no longer be a problem- it had a new home. Katie, the administrator, informed the homeowners that the administrator advises neighbors to file the complaint with animal control and/or the police. In addition, the Administrator will send the pet owner a courtesy notice via mail stating the HOA received a complaint and that the complaint was referred to animal control and the police department.

2017 budget

- BBH accountant, Daniel, reviewed the annual budget and answered questions from members.
- A member expressed their frustration that yearly dues were increased to \$360/year to cover the cost of paying off the clubhouse but were never reduced again.
- A member asked why the HOA was not currently run through a management company. Daniel replied that previous quotes for a management company were significantly higher than current operating costs.
- Gift card winners: SL278, SL112, SL409, SL384, and SL696.

Proposed assessment resolution

- The HOA has received many complaints over the years that not enough was being done to enforce BBH's deed restrictions (Act of Restrictions). In

response, the Council sought legal advice on implementing an assessment resolution designed to give the HOA more power to enforce the existing deed restrictions. The first draft of the assessment resolution was distributed to members with the yearly mailer. The Council received both positive and negative feedback. In response to member feedback the Council revised the resolution prior to the annual meeting. A copy of the revised resolution was provided to attendees. Revisions as follows: 1) an additional 30 days were added to the initial notice period, 2) an annual cap of \$2500, per violation, was added to assessment resolution.

- Comments/questions submitted by attendees were read aloud for open discussion:
 - a. The restrictions are excessive and/or invasive.
 - Response: none of the deed restrictions are new. Homeowners agreed to abide by the deed restrictions when they purchased their lot. The restrictions are similar to other homeowner associations.
 - b. The restrictions need updating. Many are ambiguous and subjective.
 - Response: the wording in the resolution was pulled straight from our existing deed restrictions.
 - c. How does this resolution meet requirements of section 6.5?
 - Response. The legal representative for the HOA, Wade Baumgartner, advised the Council that they had the authority to make these specific assessments without an amendment to the Articles of Incorporation.
 - d. Will the enforcement criteria be retroactive?
 - Response: No
 - e. Penalty is too steep (\$100/day)
 - Response: the penalty is intentionally steep.
 - f. We support the assessment- how will this assessment be enforced and at what cost to the HOA?
 - Response: the process is outlined in the resolution. No additional cost to the HOA unless legal representation is needed.
 - g. How will the next step of the violation process be determined, will the Council have someone go throughout the community to evaluate the next step of the enforcement timeline?
 - Response: yes, the administrator drives through the neighborhood once a week and documents violations and/or investigates complaints.
 - h. Seems like council is judge and jury. How impartial can appeal process be?
 - Response: homeowners will be invited to present their case before the Council prior to levying assessments.
 - i. Many of these restrictions are great ideas (clean yards, tidy driveways, no livestock etc) but I have concerns with the execution and fairness of these items.

- j. Homeowners should not have to get permission to have more than 3 vehicles parked in their driveway.
- k. Precedence has been set for not enforcing the deed restrictions. Before beginning rigidly enforcing the restrictions, we propose that we re-evaluate and update our deed restrictions to reflect the values of the majority of the homeowners in BBH. Otherwise we will be choosing to create a financial hardship on many of our residents for engaging in behavior that was not the norm when they acquired their homes.
- l. Please work on street parking for long/extended periods of time and homeowners need to be responsible for their tenants.
 - Response: the resolution will be used to help address regular and recurrent parking problems.
- o Jane motioned to close the floor. David seconded the motion. The Council voted unanimously in favor of passing the resolution.

BBH security concerns:

- Law enforcement representative Gaston Bourg reminded homeowners the best defense against crime is to lock doors and windows, use security lighting, set alarms and park in garages.
- Police officers continue to patrol neighborhood 120 hours a month.
- Member suggested turning BBH into a gated community. Open discussion followed. Gating the neighborhood would significantly increase costs to homeowners (HOA Dues).
- BBH representative, Kate, has requested quotes from custom security. For the addition of security cameras to all entrances into the neighborhood. Open discussion followed: Law enforcement representative agreed that cameras would likely be beneficial, however, cameras at the entrances would not help identify criminals entering /exiting through the back of the neighborhood.

Election 2017 Council

- David, Jane, Caroline and Keith elected by vote
- Three way tie between Ryan Stavron, Borislava Farrell, and Hope Dawan for fifth council seat. Borislava and Hope withdrew their nominations in favor of allowing Ryan to take the seat.

The Next Council Meeting scheduled for Tuesday, April 11 at 6:30pm.

Meeting adjourned at 10:00 pm

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