

Bluebonnet Highlands Homeowners' Association

Minutes of April 23, 2018 Meeting

Meeting called to order at 6:37 pm. Present were David Bencaz, President, Uwe Gruening, Member-at-Large, Caroline Bond, Secretary. Jane St. Amant, Vice President, was absent. HOA staff present were Kate Cook, BBH Rep, and Daniel Williams, Accountant. Erin Simonson, Administrator, was absent.

Kate presented her report:

- Crime: a homeowner would like the HOA to install fences on unfenced lots on Springglen. These fences would be homeowner fences because there is no HOA property back there. Kate also presented crime prevention ideas from the DA's office. Homeowners were reminded to lock their doors. Uwe suggested that the HOA consider vehicle stickers as a crime deterrent. Kate will look into the cost of the having stickers printed and will conduct a survey to gauge homeowner interest.
- Drones: a homeowner present at the meeting asked whether the HOA has rules against drones. Drones are not specifically addressed in our deed restrictions but may be prohibited local ordinance and/or state law. The Council expressed a willingness to consider a drone policy. Kate and Uwe will gather more information necessary to craft a drone policy.
- Clubhouse roof: Kate asked the Council whether it would like to have the roof evaluated. Council voted unanimously to approve evaluation of roof.
- Street signs project: Phase 1 (street signs and stop signs) is complete. Phase 2 will include other signs (e.g. speed limit signs), but this project has not yet been approved by the Council. Due to cost considerations, the Council would like to find out about reducing the number of other signs in the neighborhood. Kate reported that a traffic engineer informed her that BBH would likely need approval in order to modify the number of signs in the neighborhood. Kate will look in to what the HOA needs to do in order to reduce the number of signs.
- Springlake mailboxes: Kate is still waiting on a quote from the mailbox vendor. Once she has the quote, the Council will discuss options regarding this potential project, including whether Springlake homeowners would be willing to pay a special assessment for individual mailboxes. If Springlake were to move from cluster mailboxes to individual mailboxes, all homes would be required to have an individual mailbox (i.e. it would be "all or nothing").

Homeowner Doug Harrison addressed the Council regarding an ongoing issue with his neighbor's barking dog. Kate reported that Erin sent a certified letter to the offending party. Pursuant to the 2017 Act of Restrictions Violation Assessment procedure, fines will begin to accrue on Friday, April 27. Both homeowners will be notified of the next HOA meeting in order to be given an opportunity to plead their cases regarding the assessment of the fine. Thereafter, the Council will vote whether to ratify, reduce, or eliminate the fine. Since the home of the barking dog is occupied by a tenant, the Council was concerned as to whether a certified letter regarding the impending fine was also sent to the homeowner, who lives in Slidell. Kate will forward this concern to Erin. In the event that notice was not provided to the

homeowner in Slidell, Erin will provide him with such notice, and fines will not begin to accrue until notice is provided to the homeowner in Slidell.

Kate presented the report of Erin, Administrator:

- Erin will send a letter to a homeowner regarding lights and a four-wheeler engine complained of by his neighbor.
- Erin sent a letter to a homeowner on Hillrose who painted his shutters without approval by the Council. This home is for sale, so Erin also notified the Realtor.
- Erin sent out 26 yard notices today.
- Erin received an overnight parking complaint on Springwind. Erin is following-up with the homeowners in the cul-de-sac in order to determine who is parking overnight.
- The Council will review a HIR to install a backup generator.

Daniel presented the financial report:

- Daniel will look in to whether the HOA should invest the cash that is sitting in its account. This has been discussed and looked in to in the past, but it has not proven to be a wise option for the HOA, but it is worth revisiting.
- Daniel reported a dues collection rate of 82%. Liens will be filed on any balance over \$500 after the second billing cycle (July).
- Daniel recommends that the Council revisit the “Reserved for Future Projects” savings to see if any timelines or projects should be changed.
- Independent audit of HOA books and financial records will occur in the near future, now that tax season is over.

Request to Address the Council – Kevin Castro (absent): Mr. Castro informed the Council that there are two empty half lots at the end of Springtree, where homeowners are parking and launching boats to fish out of the lake. The Council determined that this is permissible because these half lots are HOA property and are designated lake access points for all homeowners.

Next meeting will be on Monday, June 11, 2018 at 6:30 pm.

Meeting adjourned at 8:06 pm.