

Bluebonnet Highlands Homeowners' Association

Annual Meeting – February 19, 2019

Meeting called to order at 6:29 pm. Present were Council members David Bencaz, President, Caroline Bond, Secretary, and Uwe Gruening. Council member Jane St. Amant was absent. Also present were Kate Cook, Representative, Erin Simonson, Administrator, and Daniel Williams, Accountant.

Financial report

Daniel reviewed the 2018 budget versus actuals and reported that BBH has \$43,000 in excess cash.

A homeowner present at the meeting asked whether the Council has ever considered seeking reimbursement from the City/Parish for the mowing and maintenance of the Bluebonnet neutral ground by BBH, which is technically the responsibility of the City/Parish. It was noted that the Bluebonnet neutral ground is a relatively small portion of the grounds that BBH maintains and thus, a relatively small portion of our lawn service expense. The Council, however, will consider seeking reimbursement from the City/Parish.

The homeowner also asked whether BBH has considered donating the Bluebonnet fence to the homeowners upon whose property the fence sits, thereby forcing those homeowners to maintain and replace the fence, instead of the HOA. Kate discussed the history of the Bluebonnet fence project. She explained that past Councils were concerned about uniformity of the Bluebonnet fence and voted to make the Bluebonnet fence an HOA project. Another consideration is that BBH would have to amend its deed restrictions to include fence uniformity requirements along Bluebonnet. It was also mentioned that turning over the Bluebonnet fence to homeowners would force those homeowners to pay for a fence that they may not want, and no one else in the neighborhood is required to have a fence.

A homeowner asked whether BBH invests any of its cash. Daniel reported that BBH began investing some of its cash in a CD ladder in December of 2018. A homeowner asked whether BBH is limited to investing on in CDs. Daniel said no but explained that is what the HOA was presented with and would gladly consider other options with higher returns.

Daniel reported that 616 homeowners paid their dues in full by January 31, 2019, which was the highest ever. Homeowners who paid their dues in full by January 31, 2019, were eligible to win a \$100 gift card. Daniel used a random number generator in Excel to select the following homes as winners of the gift cards: (1) SL 021; (2) SL 570; (3) SL 372; (4) SL 044; and (5) SL 217. Daniel stated that this is the first time that he can recall where all winners of the gift cards live in Springlake.

Administrator report

Erin thanked Springlake homeowners for their patience with the torn up roads. BBH has been lenient with unruly yards because of the road construction. Erin said that homeowners should call 311 if anything in their yards were damaged as a result of the construction.

Representative report

Kate reported that we have a quorum.

Kate stated that she recently received feedback from the attorney of the recommendations from the homeowner committee regarding renters in BBH. She will review this with the new Council.

A homeowner stated that he has had an issue with persons not from the neighborhood fishing in our lakes. He said that he went to the Sheriff's office about it, but they were not able to do anything and just said that they would look into it. Kate said that she would follow up with the Sheriff's office about it. The homeowner will provide her with a description of the vehicle, which she will provide to the Sheriff.

The dues increase will likely be discussed at the April meeting after the new Council has reviewed the results of the homeowner survey included in the annual mailer.

Kate is in the process of getting bids from other lawn companies. She got one bid this week and is meeting with another company next week.

Daniel noted that BBH cannot add any more homes, so BBH's income is not going to increase without a due increase. BBH's expenses, however, will continue to increase.

A homeowner asked whether the Council had ever considered making one of the pools a heated pool.

Kate reported that the pool needs to be resurfaced soon. She has received one quote so far for \$67,000. BBH has only saved about \$37,500 towards the pool resurfacing project.

A homeowner asked whether BBH should consider replacing the Bluebonnet fence with a material other than wood, when it is time for a new fence. Kate stated that materials other than wood were considered by the Council last time the fence was replaced, but the other materials were too expensive. Materials other than wood may be something to consider in the future, as prices may have gone down.

Election

Kate presented the results of the election. She received 70 ballots, including 19 proxies. The 2019-2020 Council members are as follows: Brandon Baird, David Bencaz, Caroline Bond, Uwe Gruening, and Sherry Blackwell.

The next HOA meeting will be on April 17, 2019, at 6:30 pm.

Meeting adjourned at 7:36 pm.