

Bluebonnet Highlands Homeowners' Association

June 17, 2019

Meeting was called to order at 6:33 pm. Present were Council members David Bencaz, Brandon Baird, Sherry Blackwell, and Caroline Bond. Council member Uwe Gruening was absent. Also present were Kate Cook, Representative, and Erin Simonson, Administrator. Daniel Williams, Accountant, was absent.

Administrator's Report – Erin Simonson

Erin said that yards are looking good. She sent out two notices this month. She is working on getting signs around the neighborhood taken down.

Representative's Report – Kate Cook

Kate reported to the Council that she looked into the water quality issues at the pool. BBH could increase its weekly pool service from three (3) times per to five (5) times per week during the summer months, which would cost an extra \$300 per month. Another option is to install a water quality monitor, which would cost approximately \$5050.00. Kate informed the Council that she was advised by the pool company that installing a water quality monitor does not guarantee that the water will be clear, given the size of BBH's pool and population.

Kate provided an update to the Council regarding the broken fence at the pool. She has spoken to a witness to the incident, who reported that a young adult/teenaged soccer team were playing around on BBH's basketball court when one of the players punched and broke the fence. Witnesses fussed at the team for breaking the fence, but they all got into their cars and a minivan and drove away. No one has come forward to claim responsibility. Kate is meeting with our Sheriff's deputy this week to make a report. The Council approved getting the fix and letting the Sheriff's office handle the criminal investigation.

Request to Address the Council – Gina Sommers

Homeowner Gina Sommers requested to address the Council to discuss the denial of her HIR to install a patio awning. She will send the Council a link to the materials that they propose to use for the awning. The Council will then reconsider her request and give a response in a few days.

Discussion about the BBH pool

Further discussion was held regarding the water quality of the pool. Kate will ask our pool company, TNT, if they can service the pool either Saturday night or Sunday morning. Kate will also look in to getting a new commercial grade filter. The Council is interested in hearing from other pool companies about upgrading BBH's pool equipment or switching to saltwater or other available options. Kate will reach out to other pool companies for the Council to consider hiring. She will ask the other companies to look at BBH's entire system and suggest options for improving water quality.

The Council also discussed options for shading the pool. Kate presented a recommendation from Green Up to install very mature palm trees (about 8' – 10' in trunk size) along the fence. These trees would provide shade but would not shed. Kate is also waiting on a quote for large permanent umbrellas that could be installed in three corners around the pool deck. Kate will share the quote with the Council once she receives it.

The next meeting will be held on August 19, 2019 at 6:30 pm.

Meeting adjourned at 7:49 pm.