

Bluebonnet Highlands Homeowners' Association

August 26, 2019

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

Administrator's Report

Erin asks the Council about whether the HOA should get involved in disputes between neighbors regarding fences between them. The Council would prefer that the neighbors attempt to first work it among themselves first before coming to the HOA.

Erin will begin looking at BBH's deed restrictions to suggest updates and/or revisions prior to the Annual Meeting in February.

Special Guest – Mayor-President Sharon Weston Broome

Mayor Broome was present at the meeting.

She discussed the City-Parish's strategic draining initiative and stated that the City-Parish has secured matching funds for improving drainage in the five tributaries in the Baton Rouge area.

She also discussed the status of MovEBR. She stated that our area has nine (9) MovEBR projects, worth a total of approximately \$236 million. Her staff passed out copies of maps showing the location of the nine projects and the plans for improvement.

Mayor Broome took questions from homeowners present at the meeting. The following issues were discussed by homeowners with Mayor Broome:

- Kansas City Southern Railroad and the Comite diversion project;
- Retention ponds are silting in;
- Increased street flooding during rainstorms;
- A request to increase the number of Household Hazardous Materials Collection days and/or locations in EBR;
- Traffic calming measures for Bluebonnet Boulevard.

Mayor Broome said that she has an open-door policy, and she encourages citizens to stop by if she is in the office. She also provided her email address (mayor@brla.gov).

Representative's Report

Kate has not received any responses to her email about 5G cell towers. A representative from the Mayor's office who was still present at the meeting, encouraged BBH to get involved with the Association of Neighborhoods, a parish-wide organization that is working with AT&T and the Parish Attorney's office on the 5G roll out. Kate will reach out to the Association.

Permanent pool shade structures will be installed in the fall.

Kate is in the process of switching BBH's pool company to Kleinpeter Pools. She reported to the Council that she is in the process of negotiating to cease services with our current pool company. Kleinpeter does not recommend resurfacing BBH's pool at this time. BBH will continue to save money for the resurfacing project.

Request to Address the Council – Sharon Hymel

Sharon would like to thank Kate for promptly addressing and fixing the issues with concrete power box outside of her home.

Open Discussion

A homeowner present at the meeting addressed the new subdivision being build off of Burbank behind BBH. He said that BBH owns property on the other side of the lake adjacent to the next subdivision. He does not want the developers of the new subdivision to clear trees on BBH's property, and the Council agreed. BBH will continue to monitor the development and has been in communication with the developers.

Dues Increase

On December 20, 2018, an HOA meeting was held to discuss a proposal to increase dues from \$360 annually to \$400 annually. On the suggestion of homeowners present at that meeting, the HOA included in its annual mailer sent to all homes a survey regarding dues. Kate reported tonight that 42 homeowners responded to the survey; 27 homeowners indicated opposition to a dues increase, while 15 homeowners were in favor of a dues increase.

Before taking a vote, the Council discussed reasons for increasing dues to \$400 annually, as proposed. Based on the research presented at the December 20, 2018 meeting, BBH has some of the lowest annual dues in our area, especially given the number of amenities that we have. Additionally, BBH's expenses are out-pacing income. Now that the subdivision is fully developed, BBH's income is capped by the number of homes in the subdivision. Expenses, however, have continued to increase due to rising costs and additional amenities provided by BBH over the years.

The Council voted unanimously to increase the annual dues to \$400, effective January 1, 2020.

The next meeting will be on October 21, 2019 at 6:30 pm.

Meeting adjourned at 7:27 pm.