

Bluebonnet Highlands Homeowners' Association

Meeting Minutes – Virtual Council Meeting

March 25, 2020

Meeting called to order at 6:30 pm. All Council members (Brandon Baird, David Bencaz, Sherry Blackwell, David Plaisance, and Caroline Tomeny) present via videoconferencing. All employees (Kate Cook – Representative, Erin Simonson – Administrator, and Daniel Williams – Accountant) present via videoconferencing.

Accountant's Report – Daniel Williams

565 lots have paid dues in full by January 31, 2020, which is the highest ever.

Using a random number generator, Daniel conducted a drawing for \$100 gift cards for five lots who paid dues in full by January 31, 2020. The winners are the following: (1) FH 145; (2) SL 212; (3) SL 372; (4) SL 402; and (5) SL 634. Daniel will contact the winners and offer them the option of a \$100 credit towards 2021 dues, in lieu of a \$100 gift card.

The CPA is still working on BBH's taxes. Daniel will update the council when he receives the information from the CPA.

Daniel will put together a projection for the Council to consider regarding the addition of funds to the CD ladder.

Administrator's Report – Erin Simonson

A homeowner living on Bluebonnet would like to build a driveway across the vacant lot he owns next to his house. After a discussion, the Council denied his request, finding that it is not in the best interest of the neighborhood to have a driveway built across a vacant lot on Bluebonnet.

Erin asked the Council how it would like to handle deed restriction violations in light of the pandemic. After a discussion, the Council decided that it is not in the best interest of the neighborhood to relax the deed restrictions, but it will be sensitive to the current challenges facing homeowners. The Council asked that Erin continue to send letters to homeowners when appropriate but acknowledge the circumstances.

Representative's Report – Kate Cook

Kate asked the Council about whether the HOA should make a statement about the use of the recreational facility due to the governor's Stay-at-Home order. The Council expressed concern about the HOA's liability if it did not restrict access to the recreational facility and asked that she seek an opinion from the HOA attorney.

The Council approved United Blood Services' request to hold a blood donation drive at the clubhouse.

Kate asked whether the Council would be open to the HOA promoting homeowner-owned businesses (aside from the Business Broadcast email, on which homeowners pay to be included). The Council does not want to start promoting homeowner-owned businesses and recommended that business owners use the Business Broadcast or Nextdoor to market to neighbors.

Kate presented a homeowner question – would the HOA would pay for backfill for a lake lot owner's eroded lot? The Council denied the request, stating that it would have to pay to backfill all lake lot owners' lots.

The AC in clubhouse is having issues. Kate received a quote for a new unit from Tiger Air but will get another quote.

Minutes respectfully submitted by Caroline Tomeny, Council secretary.