

Bluebonnet Highlands Homeowners' Association

Meeting Minutes – Virtual Council Meeting

May 18, 2020

Meeting called to order at 6:39 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.

Representative's Report – Kate Cook

Kate has received questions from homeowners about opening the pool, playground, and clubhouse restrooms now that Louisiana is in Phase 1 of coronavirus economic recovery. After discussion, the Council decided to keep the playground closed through Phase 1 because opening playgrounds is not part of the Phase 1 guidelines. The Council also decided to keep the Clubhouse bathroom locked because the HOA does not have the staff to constantly clean the bathroom. The Council decided to keep the pool closed for now and re-evaluate in a few weeks. It was noted that BREC was not opening its pools and splashpads during Phase 1. The Council was concerned about possible liability if the pool were opened during Phase 1. Additionally, the Council was concerned about the HOA's potential responsibility and ability to supervise to ensure that occupancy limits are maintained.

Kate requested that the HOA rent a storage unit to keep party supplies and other items currently stored closet in the Clubhouse. Kate said that the closet is overcrowded, and additional storage would make the closet more accessible. An acceptable storage unit can be rented for \$70/month. While open to the idea of renting storage, the Council discussed possibly building additional storage on-site at the Clubhouse. David Plaisance said that he would research on-site options and report back.

Kate met with arborist Ryan Skavron, who said that the pear tree by the bike rack does not need to come down. The Council would like to do something to prevent the area from becoming a mudhole. Kate will ask Ryan if putting down gravel will cause issues for the tree.

Kate asked whether the Council would be interested in reducing the hand-delivered Neighborhood Welcome Packet for new homeowners. It is currently about forty (40) pages and expensive to produce. The packet is also on the HOA website. The Council agreed with Kate's suggestion to condense the hand-delivered packet. The new hand-delivered packet will consist only of essential information with instructions to check the HOA website, as well as a way to sign up the HOA email list.

Kate reviewed with the Council the quotes for shade structures for the playground. The Council is inclined to choose the shade sail option. The shade sail would be installed by the same company that did the shade at the pool. Kate will get more information about the lifetime of the sails and resend the picture to the Council. Daniel noted that the shade sail project would use most of the 2020 Special Projects budget.

Accountant's Report – Daniel Williams

Daniel intends to file liens for delinquent homeowner dues accounts. Liens cannot be filed electronically, so he will begin filing liens once the Clerk of Court's office reopens.

Daniel noted that this month alone, the HOA has collected five or six different past-due dues balances in excess of \$2500.

The five (5) gift cards from the drawing have been mailed. None of the winners selected the \$100 dues credit option; all selected the gift card option.

Daniel is going to deposit more money into the HOA CDs within the next few days.

Dues collections have been steady. So far, no one has reached out to him about difficulties paying dues in July.

Administrator's Report – Erin Simonson

Erin said that she has received two quotes to take down the dead tree behind 1542 Springlake Drive – Biggz and Capital City. Before the Council decides which company to use, Erin will reach out to Biggz for clarification regarding haul off and will get back to the Council with the information.

There is a dead tree behind 1112 Springlake Drive that is in the area for which the HOA is responsible. Erin received a quote from Ryan's Tree Service to cut and haul off tree. The Council approved.

Erin reported that there is an ongoing dispute between two neighbors on Springlake Drive. One homeowner has allegedly been cutting up trees in his servitude and dragging the trees to his neighbor's servitude. After discussion with the Council, Erin will let the allegedly offending homeowner know that his neighbor has complained.

A homeowner intends to resubmit an HIR requesting to put in a bulkhead and a deck on a lake lot. The Council reviewed the revised drawings, and the request seems to be in accordance with the deed restrictions. However, the Council will make its decision once the homeowner officially resubmits his HIR.

The Council approved an HIR for vinyl lattice fencing, provided that the color is not white.

A homeowner on Springtree has requested to build a bulkhead. However, the property on which he intends to build the bulkhead is HOA property (this lot is on the Harveston side of Springtree). The Council does not have an issue with the homeowner building a bulkhead, but it has concerns that the homeowner may later try to seek reimbursement from the HOA for the improvement to its property. Erin will contact the HOA attorney for advice.

The Council approved an HIR for concrete drainage in a backyard on Springtree.

The next meeting will be a virtual meeting on June 15, 2020.

Meeting adjourned at 8:12 pm.

Minutes respectfully submitted by Caroline Tomeny, Council Secretary.