

## **Bluebonnet Highlands Homeowners' Association**

### **Meeting Minutes – Virtual Council Meeting**

**August 24, 2020**

Meeting was called to order at 6:35 pm. All Council members (David Bencaz, Sherry Blackwell, David Plaisance, and Caroline Tomeny) were present via videoconferencing. Employees Kate Cook – Homeowner Representative, Erin Simonson – Administrator, and Daniel Williams – Accountant were present via videoconferencing.

#### **Administrator's Report – Erin Simonson**

Erin is working on revising the Home Improvement Request form.

Erin presented an HIR to build a deck on Hilltree. The deck will extend about 2 ft into the water, but the Council approved it because it used to be land.

Erin will start working on proposed amendments to the Deed Restrictions. She will solicit suggestions from homeowners through the weekly email. She will also discuss with the HOA attorneys the process for amending the Deed Restrictions legally.

#### **Accountant's Report – Daniel Williams**

Daniel reviewed the financial summary with the Council. The due collection rate is slightly down this year, likely due to the pandemic. Last month, the HOA collected about \$4,000.00 in past dues.

Daniel advised that if the Council spends all of the 2020 Special Projects budget, the HOA may have to dip into savings.

#### **Representative's Report – Kate Cook**

Kate has been working with homeowner Alan Hebert to complete various "handyman" projects for the HOA.

On the bike rack/pear tree project, Kate reported that there would be no negative impact on the tree if limestone were around it. Kate has received two quotes for the project – GreenUp and Alan Hebert. GreenUp proposes a higher grade and steel edging, while Hebert proposes a lower grade and concrete edging.

The wooden frame around the playground was last replaced in 2014. Hebert gave Kate a quote to replace the frame in wood or in concrete. The concrete is more expensive, but it would last longer. The Council discusses whether it would be worth the additional money to get a longer-lasting frame. Kate said that she would also get a quote for a resin frame.

Kate received a quote to convert the pool to a saltwater pool. The Council decided to revisit this issue later.

Kate has submitted the HOA's permit application for the installation of the playground dome. The Council approved the installation of one large dome over the playground.

The Council reviewed updated drafts of a new logo for BBH. David Bencaz will ask the graphic designer to update the drafts per the Council's discussion.

The next meeting will be September 14, 2020 at 6:30 pm.