



**Bluebonnet Highlands Homeowners' Association Meeting Minutes
Virtual Council Meeting
January 6, 2021**

Meeting called to order at 6:33 pm. All Council members (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

- Reviewed budget line by line
 - GreenUp increase in fees due to H2B wage structure. GreenUp fees increased 5.7% over the course of four years. Council members agreed the increase was reasonable. Kate is getting two quotes from other companies for good measure.
 - Events budget will remain the same and hope that all will return to normal
 - Will continue to mail annual mailer due to high volume of turnover
 - Decreased animal/rodent removal budget from \$5000 to \$3000
 - Will try and be without pool security this summer and reevaluate if necessary
 - Special projects for 2021
 - Playground surfacing \$40,000
 - Pool cooling project \$8,000
 - Completion of playground shade \$25,000

Administrator's Report – Erin Simonson

- A fence visible from Bluebonnet collapsed during a storm and had been propped up, but not stabilized. Following complaints from residents, Erin sent a notice to the homeowners. Hilltree homeowners are requesting a written letter that states that the fence does not belong to them since they did not build (it has since been fixed) The HOA does not keep records of fences since they are not a requirement in the neighborhood. Council agreed that the property owner is responsible for the fence as written in the deed restrictions.
- The council approved two Home Improvement Requests
- The council will use 2021 year to begin the process of amending deed restrictions
- The council approved new letterhead

Representative's Report -- [Kate Cook](#)

- Nothing to report at the time

Meeting adjourned at 8:30 PM