



Bluebonnet Highlands Homeowners Association Minutes
Meeting * March 16, 2021 * 6:30 PM

Meeting called to order at 6:34 pm. All Council members (David Bencaz, Sherry Blackwell, David Plaisance, Jareth Rosman, Alexander Tardo) present. All employees (Kate Cook – Representative, Erin Simonson – Administrator, and Daniel Williams – Accountant) present.

Election of officers

- David Bencaz, President
- David Plaisance, Vice President
- Sherry Blackwell, Secretary/Treasurer

Accountant's Report – Daniel Williams

- Sent January/February report via email
- Playground payment sent \$8,500
- January paid second and final installment \$22, 500 for playground shade
- Late fees - usually applied January 31st - waived last year due to COVID-19
 - Have not applied late fees currently
 - Due to status of economy, the council decided to waive late fees and reevaluate next installment due date (summer 2021)
 - Will revisit due debts, outstanding balances, liens, payment plans May 2021 meeting
- Investment options
 - Have been putting excess cash into revolving CDs, made 3% - when reinvested, will no longer see returns
 - Merrill Lynch representative is suggesting placing anticipated projects in bond funds which would return 2%
 - \$166,000 currently saved in future projects - suggesting we move money into bond, completely liquid and available - will double check there aren't any fees
 - Decided that the next step would be to discuss this with the Merrill Lynch representative before making a final decision. Daniel, Jareth and the rep will meet to discuss further.

Representative's Report – Kate Cook

- Tennis Court
 - Net needs replacing, Kate will order now
 - Will keep checking for court resurfacing
- April Meeting, April 19th
 - In-person or virtual? Council decided virtual would be best due to sound. Link will be advertised at a later date
- Projects
 - Playground resurfacing
 - Working on quotes
 - Tennis court resurfacing next - holding off until second half of year
- Signs on Bluebonnet to signify neighborhood

- Would have to be insured for \$1,000,000
- Will look into it further
- Signage for neighborhood - replacing to fit new logo
 - Worked on wording to keep trespassing and fishing by non-residents
 - Will use a tall poll for signs along the lake
- Website Update
 - Will keep discussion through email

Administrator's Report – Erin Simonson

- Home Improvement Requests (2)
 - Exterior paint & screened patio APPROVED
 - Replace wood gate with iron APPROVED
- Making announcement in newsletter regarding lawns, yards - will make rounds next week and send notices

Davis Bencaz proposed to hire Caroline Monteverde as new Bluebonnet Highlands attorney, all council members approved

Alexander mentioned that new developments must have cluster mailboxes. There may not be a chance Springlake side would be able to get individual mailboxes. David Plaisance will email Rowdy Gaudet. Jareth will speak to the developer. Possibly revamp mapping of clusters?

Upcoming discussion items:

- Deed restriction changes, will begin the conversation and process with Caroline.
- Need to develop bylaws

Next meeting date was scheduled for April 19, 2021 - Please review the newsletter for virtual details.

Meeting adjourned at 7:53 pm.

Minutes respectfully submitted by Erin Simonson, Administrator