



Bluebonnet Highlands Homeowners Association Minutes
Meeting * June 14, 2021 * 6:30 PM

Meeting called to order at 6:32 pm. All Council members (David Bencaz, Sherry Blackwell, David Plaisance (virtual), Jareth Rosman, Alexander Tardo) present. Employees (Kate Cook – Representative & Erin Simonson – Administrator (virtual)) present. Daniel Williams, Accountant absent

Accountant's Report – Daniel Williams - Sent in report below

- Daniel has closed the books through May 31, 2021. Please take a look at the attached sent to council. To summarize...
- Our dues collection rate is currently 76%. This will consistently increase and we usually end up around 92% each year. Daniel doesn't have any concerns with collections.
- Budget - We are trending ahead (in a positive way) on the overall budget. Collections are steady and will continue to improve. Expenses thus far have been less than budgeted.
- Special Projects - We still have roughly \$85k left in special projects to spend prior to 12/31/21 (or rollover into next year's budget. Although the books are only closed through May and there are still 7 months left of potential expenses, considering that we are projected to be ahead of budget (positively), Daniel is very comfortable with you guys moving forward with any other special projects you have planned for the year.
- We continue to collect large outstanding balances from title companies when a homeowner goes to sell or refinance their home. Daniel does plan to include a "notice of lien" letter to those with outstanding balances greater than \$1k when he bills for the second half of dues in early July.

Representative's Report – Kate Cook

- Pool - Maintenance/Security
 - Addressed the Next Door post regarding usage, too many guests, non-homeowner visits, garbage pickup every morning. How to manage the pool? Driver's license, wrist bands, show key card?
 - Neighborhood is bigger than the pool, what do we want to do?
 - Discussed updating the gate technology
 - Discussed hiring a security guard
 - High urgency due to the fact it's the busiest time of year
 - Gate cards work 8am-8pm
- Blue Green Algae spotted in the lakes, Aquatic Solution believes fertilizer is the cause. Very expensive and smells like sewage. Please refrain from using fertilizer or limit the usage.
- Sand volleyball court project approx \$20,000
 - Will need to be raked once per month
 - Discussed maintenance of the project, necessity
 - Green up will give a quote
 - Kate, David Plaisance, and one of David's contacts will meet next week
 - A homeowner suggested use one of the green spaces on Springlake side
 - Discussed potential issues parking, security, etc.

Administrator's Report – Erin Simonson

- Administrator job opening - two applicants
 - Interview process will discuss with council on groups.io
- Pending HIR in groups.io - Exterior Paint
- Attorney Engagement Letter - Need approval
- Continued communication with neighbors regarding complaints
 - Car parked on Springtree-Fairhill side is getting many complaints because of a traffic hazard. Sent a final notice today.

Alexander Tardo

- Proposed crosswalks across Bluebonnet - near clubhouse and near Springcrest
- The issue of cars illegally u-turning near Springcrest was addressed

Homeowner Concerns

- Parking on sidewalk and in grass by the first home on Bluebonnet (Fairhill) to fish. Tow-away zone?
- Flooding concerns with new development

Special Projects

- Playground resurfacing - Still receiving quotes
- Pool cooling system - waiting on parts Covid delayed

Drainage - Rowdy Gaudet -Metro Council Rep

- Discussed drainage in our neighborhood
- Data drives the situation
- Discussed various proposals
- Check Next Door for more information - Council Rowdy Gaudet page
- Discussed the new apartment complex on Bluebonnet -- zoned as commercial, “could have been worse”
 - Discussed traffic issues u-turn
 - Discussed buffer between new apartment development and Bluebonnet Highlands
- Discussed speed limit - speed differential

Upcoming discussion items:

- Cluster mailboxes

Next meeting date was scheduled for August 23, 2021 - Please review the newsletter for details.

Meeting adjourned at 8:01 pm.

Minutes respectfully submitted by Erin Simonson, Administrator