



Bluebonnet Highlands Homeowners Association Minutes
Meeting * July 19, 2021 * 6:30 PM

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

Accountant's Report – Daniel Williams

- \$5,000 workers compensation audit refunded
- \$1,000 spent on new furniture for the clubhouse/pool area
- Filed 2020 return, owe state taxes due to being incorporated
- \$785 owed to new website development
- Mailed invoices 82% collection rate as of right now. Projected to surpass the yearly average.
- \$83,000 available for special projects

Representative's Report – Kate Cook

- Addressed homeowner request to fence lake due to noise. Council agreed that a 4ft fence would not do much to prevent noise and would block the view of the fountain.
- Playground resurfacing
 - Received two quotes Pro Playground and No Fault
 - Discussed the two options and plans
 - Decided upon Pro Playgrounds
- Repainting entrance signs
 - Kate received quotes, approved a vendor
- Custom Security
 - Have not upgraded since 2013
 - Current cameras are 2.0, but modern tech cameras are 5.0, which will fit in with the current system.
 - Discussed adding a new camera at the gate to the clubhouse.
 - Council approved all improvements and upgrades.
 - The council discussed issues with the clubhouse, basketball courts, complaints, etc.
- Tennis Court resurfacing - Quotes range from \$8,000-\$13,975. Will wait on this project.
- Pool Cleaning/Cooling
 - Homeowners are worried about chemicals, treatment schedule. The council agreed that the pool health is important
 - Pool cooling feature is complete
- Community library addition
- Drainage issue on Springtree in homeowner backyard - on HOA property.
 - Kate met with the homeowner and received quotes.
 - Approved a vendor to remedy this situation.

Administrator's Report – Erin Simonson

- Administrator job interviews complete.
- Council made appointed new administrator. The new person will start 8/1/21 and Erin will work with the new administrator until 8/15/21.
- Will work with homeowners regarding a tree on a lake lot in Springlake.

Alexander Tardo

- Cluster mailbox
 - Alexander has been working replacing the structures and the assignments of the cluster mailboxes on the Springlake side of BBH.
 - He will continue to work on this project and bring information to the next meeting.

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

Meeting adjourned at 8:00 pm.

Minutes respectfully submitted by Erin Simonson, Administrator