



Bluebonnet Highlands Homeowners Association Minutes
Meeting * August 23, 2021 * 6:30 PM

Meeting called to order at 6:37 pm. Council members (David Bencaz, Sherry Blackwell, Jareth Rosman, Alexander Tardo) present. Council member David Plaisance absent. Employees (Kate Cook – Representative, Daniel Williams, Accountant & Shay Rivere– Administrator present.

Accountant's Report – Daniel Williams

- Daniel closed the books through July 31, 2021.
- In July, \$1000 paid to attorney as retainer; \$5000 budgeted each year.
- In July, \$6600 new pool docket system
 - Jets installed to run during night to help the temperature of pool water
- Daniel has been busy with billing second half HOA dues & sending notifications to homeowners with \$500 or more. Payment plans would have to be set up or a lien would be filed.
 - This has been extremely successful –over 10 payment plans set up. Up to 86% total which is up from 83% total since last year at this time of year.
 - For those who received a lien letter, deadline is August 31st; they have 15 days to respond to lien letters and if they do not, Daniel will file liens. Any lien filing fees we incur will add to balance on their account.
- Special projects line- \$84k left as of the end of July. Some of it spent in August. We are under budget in a positive way and projected to be around \$36k. Remaining amount of money can be spent between now until December or rolled forward to next year's budget.
 - Original budgeted line was \$117k.
 - Playground will come out of \$84k amount; tennis courts as well. Significant portion of the \$84k is for projects.
- There is an annual audit of the books performed by a CPA. Daniel received samples that date back to 2019. 50 transactions both on income and expense side for 2019 and 2020. Daniel met with them at their office on Friday and provided everything except receipts from AT&T and Cox. Daniel will share any findings with Council for approval. Daniel will get with CPA to perform 2021 as soon as we end the year. Will begin 2021 audit process in early 2022.

Administrator's Report – Shay Rivere

- Erin and I have been working together to smooth the transition.
- A few notices have been sent. Mostly Parking and Yard/Landscape complaints.
- Currently corresponding with our attorney Caroline to clear up some language regarding fences in our deed restrictions and Springtree. Council will discuss a special meeting to address issues.

Representative's Report – Kate Cook

- Updates from projects previously approved:
 - SIGNS
 - Entrance signs at Springcrest and Hillglen were repainted and letters were replaced.

- Gate sign on the clubhouse and the lake signs for 4 access points on bluebonnet were delivered to clubhouse last week. Allen came pick them up. Will be installed soon.
 - SECURITY
 - Upgraded cameras for the clubhouse and the additional security cameras for the gate installation is scheduled for September.
 - PLAYGROUND RUBBER: Kate sent the council colors for the rubber for the playground. Handful of color options and decision to make about the % of color and black colors in the pour. Council will email Kate back with votes.
 - DRAINAGE ISSUE ON MAINTAINED HOA PROPERTY: Maintained HOA property on Fairhill side had major drainage issue and construction started this weekend to get water off of the area and into the canal. Construction will be finished this week.
 - TENNIS COURT RESURFACING- Kate reached out to two other companies for quotes to resurface tennis courts.
 - Quote from Vesco = \$13,975 for tennis and pickleball lines.
 - Quality Court quote is \$10275 for tennis courts. Additional \$1500 to add pickleball lines. Total \$11,775.
 - Work scheduled for fall; Council decided on Quality Court. Kate will follow up with Allen to get a personal review of their work.
- LAKE VEGETATION ISSUES
 - In October Kate/Mark will identify areas to clean up and willow tree removal.
 - Long term: Part of lake you can see on Bluebonnet, Fairhill side = least healthy lake spot & lost depth. Discussion with Mark will be made to map and dredge that part of lake to improve lake health.

Homeowner: Janelle Caire / Jamie Blanchard

- Request lake lettuce be cleaned up behind Hillpark; spraying going on and limits on spraying during heavy rain. Requesting additional chemicals sprayed or it be dredged out.
 - Janelle will email Kate recommendations on chemicals.
 - Homeowners request fountains, diffusers, aerators to aid. Council will get a quote on aerators. Kate will ask Mark for recommendations on how many. Kate will get a quote this week on aerators/diffusers to send to council. Aerators/diffusers are more cost effective than fountain.
 - Kate will get a quote on grass eating carp.
- Request maintain/clean huge overgrowth at end of pond on Hillpark near Burbank (by Lamar sign)
 - Kate will meet with Green Up to discuss cost to add to regular maintenance
- Request clean up of trash/debris in Hillpark lake
 - Kate will discuss with Mark/Jeff about hiring guys to assist with cleanup.
 - Alexander suggest servitudes for all homeowners

Homeowner: Roychelle Williams

- Subdivision built on the other side of Hillpark; fear future drainage issue
- Request someone to clean up our drains
- Kate will reach out to an environmental engineer & meet with Rowdy's office about flood prevention and drainage.

Homeowner Flood Issue on Hillridge/Hillpark

- Shay will reach out to homeowner.

Next council meeting date scheduled for September 20, 2021 - Please review the newsletter for details.

HOA meeting scheduled for October 18th, 2021.

Meeting adjourned at 8:06 pm.

Minutes respectfully submitted by Shay Rivere, Administrator