



Bluebonnet Highlands Homeowners Association Minutes

Meeting * November 15, 2021 * 6:30 PM

Meeting called to order at 6:35 pm. Council members David Bencaz, Jareth Rosman, Sherry Blackwell and Alexander Tardo present. Council members David Plaisance absent. Employees Kate Cook – Representative and Shay Rivere– Administrator present. Daniel Williams -- Accountant virtual call in.

Accountant's Report – Daniel Williams

- Financial update - closed everything up until October 31, 2021
- \$20k left in the designated special projects line of the budget to spend prior to 12/31/21
- Projecting to be under budget overall by approximately \$54k which gives approximately \$74k of special projects available.
 - Of this amount, we will incur about \$41k for the remaining halves of the playground and tennis court resurfacing projects. That will leave about \$33k that can be used for special projects (or rolled into next year's budget). There is room for about \$20k out of the \$33k that could be spent for special projects if needed.
 - Under budget let it roll into the next year and mailboxes be the first special project. Alexander drove in new neighborhoods and most of them are at the front and covered, mail center.

Alexander Tardo

- Mailbox project - Council approves moving forward with mailbox project (4 council members vote yes)
 - David Bencaz suggest mailboxes be black.

Representative's Report – Kate Cook

- Last week Kate got a signed contract manager, Kate sent pictures. Resurfacing of tennis court showed up last month. Soon the pickle ball lines will be painted.
- Poles - We have to use the city's vendor that put in the poles. Kate went through and identified streets that need new signs, sent the list of all those that need to be prepared. Kate showed council the proofs of the new signs for streets.
- Lake vegetation – Kate met with LA Prime management. They came back with a quote. Their quote is about \$3k more per month, assuming they are treating all of the lakes every month. We pay a little over \$2k a month to Mark, Mark has a rotation for our lakes. LA Prime Mgmt is \$5500 a month to treat all of the lakes, every month. If that is

not in the budget, we can work on another plan. Do we want to work on another plan closer to our budget?

- Jareth suggested we get a quote for treating them seasonally. Kate agrees we treat them big seasonally and then on a rotation on the off season.
- Another thing LA Prime Mgmt quoted is adding aerators on Hillpark. Recommend placing 6 aerators along the canal. \$8600
- 5G Towers: still need to figure out where we want to put the towers – council suggest Springlake along the side where the mailboxes. Kate will draw on a map and send to council.
- Homeowner reached out to host a holiday market – different people selling things. Council denies. Kate will add on the application not for commercial use.

Administrator's Report – Shay Rivere

- Majority of complaints recently have been parking on the street & yard maintenance
- October neighborhood drive around resulted in 20-25 houses that had landscaping not up to par, vines on the homes, house #s not being visible, outside of the home needing to be cleaned. Question for the council: How strict do we want to be in regards to landscaping, vines on homes, pressure washing the outside of homes?
 - Two letters were sent out regarding yard maintenance; these addresses have until November 18th to clean up their property before I send out Green Up. One of the addresses continues to be an issue. I sent a letter in August and again in October.
- A thread is started in Groups for council members to send in any recommendations for services such as fence/roof/home repairs. If homeowners have any recommendations, please send an email to admin@bluebonnethighlands.org.
- Homeowner's contact list. I have been going through the list of addresses and contact information for the neighborhood and updating it.

December meeting – Dec 13th

January meeting – Jan 24th

February meeting – Feb 21st

Meeting adjourned at 8:32 pm.

Minutes respectfully submitted by Shay Rivere, Administrator