



Bluebonnet Highlands Homeowners Association Minutes
Meeting * January 24, 2022 * 6:30 PM

Meeting called to order at 6:40 pm. Council members David Bencaz, Sherry Blackwell and Alexander Tardo, David Plaisance present. Council member Jareth Rosman absent. Employees Kate Cook – Representative, Shay Rivere– Administrator and Daniel Williams -- Accountant present.

Accountant's Report – Daniel Williams

- All invoices are printed and mailed on Jan 2nd - we received tons of online payments. On accounts that have over \$500, Daniel modified the invoice to say liens will be filed.
- W2s have been mailed. 1099s are going out Thursday.
- Daniel will email budget once it is finished and will post in groups.io.
- Special projects will be our biggest line. Daniel will discuss with Kate to make sure all projects are captured before it is finalized.
- Daniel will keep track of who paid in full by the 31st for the gift card drawing.

Representative's Report – Kate Cook

- Regarding the fence issue at the end of Hillpark behind cul de sac (which runs along Burbank) that is falling down behind a homeowner's yard. Kate sent emails requesting photos of the fence. This is the first time in 11 years we have had an issue with that particular fence along Burbank. Is it the HOA fence? After further investigation, the council agrees that it is a property fence and not the HOA.
- Pear tree split & is removed. Quoted from Pro Playground to do two more large umbrella shades on each corner of the big pool. In 2019, we paid \$21,997. \$29,999 is the new quote for two shades. Council agrees to wait and see what the budget for 2022 is. Council will consider at least getting one to put in the place where the tree was removed to provide shade.
 - Kate will post quote in groups.io.
- Potential project for 2023: A hitting wall - \$10,000.

Council Member - David Plaisance

- Volleyball court - did the walk through and concluded that the court needs to be perpendicular to the swimming pool because of the sun. Court would be \$31k; 50 x 80 would be the measurements. We have blocked the ability to bring and remove heavy equipment because of everything we have now which leaves two options for bringing equipment in to complete the courts -sticking the court behind the basketball court or removing trees to get to it.
 - Maintenance cost to keep in mind –the sand gets turned once a month.
- Council agrees importance of special projects - 1. Complete mailboxes 2. Umbrella shade at pool 3. vball court 4. hitting wall

- Council Member Alexander Tardo suggests we look into painting the parking lot lines. Kate will look into it and get a quote.
- Council Member Alexander Tardo has an updated mailbox quote. Previous quote was \$64,000. Updated estimate \$75,457. \$10k increase. Council agrees to commit to mailboxes. Quotes are good for 30 days. Council all in favor of completing mailboxes.
- Council Member David Plaisance suggests inquiring about a master plan before we add more to the recreational area.

Administrator's Report – Shay Rivere

- Springbrook parking - start sending fines after sending notices.
- Bee removal - Our deed restrictions prohibit the raising of livestock. According to USDA and the IRS, bees are considered livestock. The council like the idea but it comes down to the EBR laws and our BBH deed restrictions; the keeping of bees would be in violation,
 - Deed Restrictions 4.7 No obnoxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to other owners.
 - Deed Restrictions 4.1 There shall be no raising of livestock such as cows, horses, pigs, sheep and rabbits or poultry of any kind. Domestic animals shall not be of such kind or disposition, or kept in such numbers as to cause a nuisance.
 - EBR Bee regulations:
 - max 2 colonies
 - 25' from all property lines
 - must have at least 6' fence or other natural barrier around property
 - register annually with LDWF
 - must be kept in Langstroth type hives with removable frames.
- Kate will add to newsletter - issues with barking dogs and the correct response

Meeting adjourned at 7:50 pm.

Minutes respectfully submitted by Shay Rivere, Administrator