



Bluebonnet Highlands Homeowners Association Minutes

Meeting * April 25, 2022 * 6:30 PM

Meeting called to order at 6:34 pm. Council members Sherry Blackwell, Alexander Tardo, Richard Smith present. David Plaisance and David Bencaz absent. Employees Kate Cook – Representative, Shay Rivere– Administrator present. Daniel Williams -- Accountant absent.

Representative – Kate Cook

- Security guard at the pool during the summer – different levels of satisfaction using Loftin in past years; Kate is starting to look into other options; issue with companies not offering part-time service (Typically we do Memorial day to labor day)
- Do we want to go back to having a security guard? Homeowner feedback was that they liked having it.
 - Homeowner asked what security guard has authority to do? Kate responded they can have them leave the premises.
 - Homeowner asked if we have wrist bands? People have gotten in and used the basketball courts. Do we have them for the pool?
 - No. We do not. You are limited to two guests unless you want to rent the club house. Two guests per lot.
- Kate will check back with Loftin and get prices. Council member Rick Smith asked the cost of it? Kate will look back at quotes and get with Daniel.
- Council member Alexander Tardo stated that the issue we had was security guards on phones and reading books. Kate agreed that that was an issue. Alexander suggest we mention to the company reasons we dropped them and also give them a checklist of what is expected of them
- Two things we talked about doing- pressure washing the playground & restripe the playground \$2500 and 2nd quote from Christian \$350 to pressure wash, \$800 to stripe the parking lot bumpers without the curb. Or \$350 pressure wash. Council agrees to go with Christian to pressure wash playground equipment and restripe.
 - Rick questioned if pool area needs to be pressure washed? Kate will check tomorrow.
- Homeowner asked if residents are using the pool? Kate responded people are using it on weekends.

- Lost pear tree due to splitting in half from Hurricane Ida. Quote to add a shade in two corners. In 2019 when we got 3 shades, it was \$21k. Price of steel has gone up so quote for two new shades is \$30k. Pro Playgrounds said it will not be cutting cost in half because we would need the same equipment for both. (\$9300 for the equipment used to install them) Kate: do we want to wait until we have a special project budget to be able to do both at the same time? Do we want to put some small umbrellas? Rick questioned if we have money in the pool budget? Kate says that the pool resurfacing is its own budget and cooling jets came with special projects budget. The council agrees wait to do both when we have special projects budget.
 - Homeowner: Can umbrellas be closed for a hurricane? Kate says that they need to be taken off.
- Fountain B2 on Springlake side has motor failure– Kate is getting prices - to repair \$4k and to replace it would be \$14k. Alexander questioned if it was cheaper to replace with aerator. Homeowner responds they would rather the fountain. Richard ask if the motor is always the issue. Kate respond mostly, but there are other issues. Fishing lines get caught in the motors. This particular motor is from 2016.
- Homeowner: Do we have someone cleaning up the lakes? Kate met with someone last week and is waiting on quotes.
- Showing photo on screen - On Rick’s lake, the maintained area – some homeowners in Hillbrook’s culdusac, requesting it be cleaned up. It is designated as unmaintained. Few patches not being cleaned up. What do we want to do with it? One time we did clean the area, half of homeowners were happy and others were complaining about upsetting natural habitats. Kate suggesting we utilize the unmaintained area and make a way to access the dog park? Alexander suggest we maintain if it was accessible to everyone. Homeowner questioned how do we maintain the space to where we keep others from coming into the neighborhood? Not in the works now, but something to keep in mind in the future.

Administrator’s Report – Shay Rivere

- 10 Springlake Mailbox slabs were pressure washed this week \$600. For pressure washing both sidewalks -- from Springtree to the pond on the Fairhill side and from Springtree to the last house on the Springlake side- the quote was \$3800. For comparison, Green Up's quote was \$6845.
- Parking issues & stationary vehicles in driveways
 - Springbrook – lawn service & Springtree
 - Hilltree -white car on lawn
 - Homeowner suggest we send a notice about parking if you plan to have summer parties.
 - Homeowner suggest putting additional parking spots near Springcrest?
 - Alexander shows Walden median parking on screen.

- Homeowner questioning parking lot behind Springcrest houses. Liability for HOA if they start getting robbed.
- Blue tarp car on Hillmont – has been removed
- Garage door on Hillmont – working on it
- Getting in touch with renters
 - Facebook page?
- Chicken/pigeons another complaint on Hilltree. Another chicken complaint on Hillwood.

Rick Smith: Dead ducks brought to LSU vet school– please reach out to Kate if you see some.

Bluebonnet Bridge: Council members who went says it was basically laying out what the 10 locations are and will come down to 3 locations. Cost and tolls we had red.

HOA meeting scheduled for May 24, 2022

HOA meeting scheduled for June 27, 2022

Meeting adjourned at 7:48 pm.

Minutes respectfully submitted by Shay Rivere, Administrator