



Bluebonnet Highlands Homeowners Association Minutes

Meeting * January 17, 2023* 6:30 PM

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

2023 Budget – Council members (David Bencaz, Sherry Blackwell, Alexander Tardo, Rick Smith) reviewed the 2023 budget presented by Accountant, Daniel Williams and all voted to approve the 2023 budget.

Administrator's Report – Shay Rivere

- 2 HIRS in groups – sent a follow up email inquiring about the materials used for the shed HIR or a photo of the end result and have not received a response.
- Working on uploading minutes to groups and hope to have that finished by end of next week.

Representative's Report – Kate Cook

- Attorney Caroline Bond sent a demand letter to Ross Bruce and Bryan Dantin (developers for Bruce Dantin Development, LLC) regarding restoration of the cleared vegetation of the areas the developers removed trees from.
- 1 fountain on Springlake side that is having issues due to being clogged by debris; CCR ponds suggest having them come out twice a year for maintenance. Full fountain cleaning two times a year would cost \$300 twice a year (\$600 a year for one fountain).
 - In 2020, \$1080 twice a year for biannual maintenance on all fountains.
 - Council agrees to do maintenance twice a year on fountain B1 in Springlake.
 - Representative Kate will get a quote on all fountains maintained once a year.
- Lake Mapping – will happen in February
- Security – Council members approve to hire Signal 88.
 - Timeline to get someone set up is 4 weeks.
- Cover over the playground – Part of the tarp came out again right before Christmas (no more than two months after we replaced it); Pro Playgrounds will come out and fix it once Kate verifies the issue and if the fabric is torn.

Accountant Daniel Williams – will look around for something cheaper as a payment processor program.

- Invoices are completed
- 1099s for subcontractors will be completed before the 31st
- Won't pay any taxes this year because we had a net loss
- Is working on filing liens
- Will get with Attorney Caroline Bond regarding the demand letter

Meeting adjourned at 8:00 pm.

February meeting with homeowners – February 28, 2023 at 6:30pm

Minutes respectfully submitted by Shay Rivere, Administrator