



Bluebonnet Highlands Homeowners Association Minutes  
Meeting \* February 28, 2022 \* 6:30 PM

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

**Representative's Report – Kate Cook**

- Danton Bruce's Development – our attorney reached out to the developer regarding the trees being destroyed on our property. Developer responded that he wished someone from the HOA would have reached out to him first. A homeowner as well as a council member did reach out. He told our attorney she needed to be in touch with DSLD. Our attorney, Caroline did send a demand letter to them as well. There will be communication between the attorney, DSLD representative and the developer on how we will remedy the situation.
- LAKES - Kate met with Mark in January to request an intense treatment of all of the lakes in early spring (March/April) to get ahead of the lake lettuce.
  - Lake Dredging/Mapping of Lake floor project – initially supposed to be scheduled in February, but it looks like it will be March 13<sup>th</sup> or 20<sup>th</sup> depending on the weather.
- SECURITY – There will be a change in security starting March 1<sup>st</sup>. We will be using Signal 88 instead of the sheriff's office;
  - There will be better communication and a portal that will show us where security drives through.
  - We will have 20 hours a week of patrols.
    - Kate will find out this week what hours Signal 88 plans to patrol. Signal 88 will patrol 4 hours a day anywhere between 6am-6pm.
    - Hours will be able to be adjusted if we see fit during certain seasons. For example during Christmas time, Signal 88 could patrol during the day while homeowners are at work and watch for packages.
  - Signal 88 asked about recent issues. Kate told them of the pitbulls coming into our neighborhood. If Signal 88 sees the pitbulls, they will trail the dogs until animal control can pick them up.
  - Homeowner asked if Signal 88 would have a marking on their vehicles. Kate says the patrol cars will have a marking on them.

- Reason we switched from paying the sheriff's office is because we didn't know where or when they were patrolling the area; they didn't enforce neighborhood rules, only rules breaking laws.
- PRO PLAYGROUND SHADE – the equipment first used were correct according to Pro Playgrounds. The second time they used heftier equipment to make sure we would not have another issue. Pro Playground says they came out of pocket and did enough and anything further will come with a quote for their time and material. The HOA will not be using this company going forward.
  - Our Representative, Kate will reach out to our attorney Caroline regarding the warranty and Pro Playgrounds
  - The original shades and post totaled around \$23,000 in 2023 and \$2000 for shipping.

### **Administrator's Report – Shay Rivere**

- Lake Clean Up
  - Springlake has a homeowner complaining about the lake area behind the neighbor's home and water mocassins. Council agrees that homeowners are responsible for the area of land up until the water line. Council suggest sending a 30 day courtesy letter, followed up by a 10 day first notice and begin fining if it is not cleared.
  - Fallen trees in two of the lakes; one behind Hillpark and the other behind Hillrose. Our representative Kate will get a quote on cleaning the fallen trees on the island area behind Hillpark and the debris in Lake Longwood since both are unmaintained HOA land.
  - As to the fallen tree behind Hillrose that looks to be on three property lines, further research and a land surveyor will be the course of action to determine which homeowner is responsible for cleaning up the area.
- Street Parking
  - Council Member Alexander Tardo put up a "No Parking Sign" on Springbrook.
  - Signal 88 will be able to assist with parking violations going forward.
- Lake Erosion
  - Homeowner reached out about the lake erosion; Homeowners are encouraged to send in a Home Improvement Request if they would like to bulkhead.
  - The Council looked into bulkheading our lakes back in 2017 and back then it was a multi-million dollar project
  - Council member Richard Smith suggest that when we do the dredging, we get a quote on a Sox.
- Drive around scheduled for this weekend; letters will go out next week

### **Homeowner Questions**

- Sidewalks – Sidewalks are the responsibility of the individual homeowner(s)
  - Our administrator will get a list of homes that have damaged sidewalks and reach out to see if anyone would want to replace them; will send letter and emails out and also a list of contractors to use

- Speeding on Bluebonnet – Council Member Alexander Tardo suggest emailing the traffic division on the Sheriff’s website
- Our second Little Library – our representative Kate is ordering a pole for the second library. One will be located at the clubhouse and the other is going to be centrally located on the Fairhill side in the cul du sac of Hilltree and Hillmont.
  - Homeowner suggest putting some stepping stones near the first little library because it gets muddy. Council members agree.

**Council Member Alexander Tardo**

- We met with a dredging specialist called Innovative Aquatic and the specialist said that one of the obstacles we will face is that all of the dirt has to sit in a huge bag before getting hauled off. Instead of pumping the silt and muck into the bag that sits on the shore another subdivision used a different course of action called sox. This is an erosion solution where they take a bag that runs along the shoreline and the bag disintegrates and builds up the shoreline.

**Accountant – Daniel Williams**

- The council voted at our January meeting to approve the budget.
- Through January, we have collections of about \$200,000.
- Online payments tend to increase every year and with that comes processing fees.
- Our Accountant, Daniel suggest encouraging homeowners to pay via bank drafts rather than credit cards
  - If homeowner pays with a credit card, the HOA pays \$13. The HOA pays \$3 if they use a bank draft.
- Paypal is an option as well.
- Daniel filed liens on the top 12 outstanding homes; totaled \$47,000 in outstanding dues
- Bluebonnet fence – we have a special project fund we continue to put in money and save so we have it when we need.

**2023 Council Election Results**

- We received 70 votes needed at least 56 votes to reach 5% quorum. There were two write in candidates. One received one vote and the other received two votes which were not enough to compete with candidates on the ballot.

**2023 Council Members**

- David Bencaz
- Michele Blackwell
- Marianne Burke
- Rick Smith
- Alexander Tardo

Meeting adjourned at 7:50 pm.

Minutes respectfully submitted by Shay Rivere, Administrator