



Bluebonnet Highlands Homeowners Association Minutes

Meeting * April 18, 2023 * 6:38 PM

Meeting called to order at 6:36 pm. Council members Sherry Blackwell, Alexander Tardo, Richard Smith, David Bencaz, David Plaisance present. Employees Kate Cook – Representative, Shay Rivere– Administrator, Daniel Williams -- Accountant present.

I. Approval of Last Meetings Minutes - March minutes have been approved.

II. Presentation of Reports

1. Accounting Report – Daniel Williams

1. Closed the books through March; trading ahead 5k; We had \$9500 for a mapping project – for the lakes (going towards our special projects and not the lake budget).
2. Liens – we occasionally incur cost, but we have had a lot of success with title companies asking what they owe. Two weeks ago we collected \$3700 because they were trying to refinance. We use liens as a legality – if we need to file liens – cost us \$165 for every lien.
 1. Council in favor of filing top 25 amounts due to us to file a lien.
We have a good bit of total outstanding balances around 50 homes outstanding. Total homes 1103.
3. Collections look good. The gift card drawing is an incentive for paying dues on time; Gift Card \$100 for 5 homes – 638 homes paid in full --- random number generators in excel. Pulled 5 random homes.
4. Pull names for HOA Dues Contest:

LOTS F103, F116, F227, SL 301, SL678

2. Administrative Report: Shay

1. Lots of street parking violations - Signal 88 can begin giving citations for street parking.
2. Yard Maintenance - fining process; Council's expectancy of drive arounds
3. Complaints are being sent via email and homeowners are no longer using the google complaint form; if they do fill out the complaint form, usually our Representative Kate forwards to administrator
4. Trees/Overgrowth in lake areas - still working on it
5. HIRS - will upload two to groups that will need approvals
6. Street Advocates – homeowner brought up the idea of having street advocates. Council agrees it is a good idea.

3. Representative Report: Kate

1. Water Fountain Update
 1. Water fountain works. The power was out and it was not plugged in.
2. Lake Update
 1. Mark from Aquatic Solutions is being very aggressive with the lake lettuce and has started/will continue to maintain the lettuce. It should be better this summer than the last two summers. Kate will reach out to Mark and ask about aquatic snails. Will call and get the common areas/field sprayed.
 2. Aerators behind Hillpark – Kate has looked into it; running into issues of time/money and getting approval from a homeowner to run the wiring in their yard. HOA will replace soil of the homeowner who agrees.
3. Lake Mapping Project Update
 1. Mapping is done and Kate shared results with Mark. Mark's response was posted to groups for the council. Mark wants to look at the drainage plans for the new construction to make sure we are not dredging and then the new construction fills it back up. Mark wants to start dredging by Bluebonnet. Kate is in the process of getting bids for dredging. Kate recommends we get an expert to advise us on this project.
4. Use of HOA field by the clubhouse
 1. Homeowner who is a fitness instructor wants to use the field for a fitness group (some members live in neighborhood).
 2. Currently kids do practice in the fields, free of charge.
 3. We have had a swim program use the field. They did pay and sign release forms.
 4. Fitness group is requesting use of field free of charge. Council agrees that because it is for a business, we could be liable and therefore denies the request.
5. Homeowner requests to put up a temporary batting cage near the side of his fence, but on HOA common area.
 1. Batting cage would be available to anyone. It would be anchored to ground with stakes and easily be taken down. Homeowner would keep the grass cut.
 2. This is the second request for a batting cage.
 3. Council denies homeowner's request until they receive our Attorney Caroline's input on the matter.
 1. Signs may need to be put up, etc.
6. Signal 88 Update
 1. Started March 1st; Operations Coordinator in charge of the officers; Signal 88 a little above the average security companies; no hire of college kids. Majority of officers have a military background. \$15/hour officers and requires training. They ask you let them know immediately and they will fix the situation before the shift is over or by the next day.
 2. Signal 88 patrols units 4 to 5 times a night. They have check points asking if anyone has seen anything suspicious.

3. They have dedicated officers to patrol and we can ask to have pool area checks at certain times; 8-10 hours if we need. They can also close our pool area for a certain time, small extra fee.
4. Everything goes through a portal and the check points. We can customize to fit our needs. Can move check points around if need also.
5. Parking – Signal 88 can put citations on vehicles and turn them into us a week/month/day. This would give us record of violations and we can fine them after. Whatever the policy is, they will write citations for it and send it to us.
6. Signal 88 vehicles do have surveillance on them.
7. Potential Questions to Pose for Signal 88.
 1. Can the guards create a list of addresses or licence plate numbers when they issue parking warnings?
 1. Everything will go through the portal and be on record once they create the citations.
 2. What are other neighborhoods in BR doing to curb street parking? Do any of them have S88 tow?
 1. Issuing citations with photos; if its repeated offenders we tow them; if see it 4 times, tow. No parking towing enforced.
 3. If S88 sees a non-BBH resident fishing at the lakes, what can they do? Ask them to leave? Report trespassing to SO?
 1. Lakes all have private property signs – signal 88 can question their address; dilemma is they may make up an address and name.
 4. If a guard was to see someone speeding or driving through a Stop sign, what are they able to do?
 5. Should a homeowner contact signal 88 directly about violations? If so, what phone number should we give out? What hours can we call and can we send out signal 88 at anytime to investigate a violation?
 1. Yes, homeowners can directly call about a violation. Hours are 7 to 5, but S88 has a dispatcher that logs every call just like 911. Once S88 is on their patrol, they can follow up with the violation.
 2. Signal 88 can be reached on their non emergency response service line at 877-449-4374 between 6pm and 6am.
8. BellGrove Square subdivision
 1. Homeowner of Bellgrove square hired someone to remove the brush behind his property which was actually HOA property. We requested that the new subdivision tell the homeowners what is actually their property versus our property.
 2. Regarding the clearing issue with trees being cleared from our property, DSLD did not commit to replace anything, but

questioned if they were to replace it, what would the council want them to replace it with. Council agrees they prefer DSLD to do the work since they have easement to that area. Kate sent information to our attorney Caroline. Atty. Caroline has confidence it will be taken care of, but may require some negotiating.

7. Sidewalk Quotes

1. As of 4/18/23, 9 people filled out the sidewalk repair form. Council member Alexander Tardo is in contact with a contractor to give a quote to these homes. Hoping group deal saves homeowners money.
2. If damage is due to a root, it is still the homeowner's responsibility. The city only replaces the sidewalk if it is a drainage problem.
3. Concrete contact is Stephen Calandro (225-229-6125)
4. Addresses and contact information have been passed along to contractor, who is supposed to reach out to them either of this week or early next week

III. Open Forum (Address to Council)

1. Alexander Tardo

1. Creation of committees and groups

1. Allow groups to utilize clubhouse and fields/courts at no charge.
 1. What boundaries do we want to place on the above? Only weekdays as to not interfere with paid rentals? Perhaps we grant the neighborhood sanctioned clubs 1 weekend rental (Fri/Sat/Sun) per quarter and unlimited (within reason) weekday rentals?
2. Groups that have been established on Nextdoor. All groups are restricted to BBH residents only, and the name starts with "Bluebonnet Highlands..."
 1. [Book Club](#)
 2. [Tennis Club](#)
 3. [Basketball Club](#)
 4. [Soccer Club](#)
 5. [Bottles Club \(Adult Beverage\)](#)
 6. [Fitness Club \(Walking, Running, Biking\)](#)
 1. AT reached out to Bike BR about setting up a neighborhood bike ride.
 7. [Gardening Club](#)
 8. [Foodies Club](#)
 9. [Parents & Kids](#)
3. Social Event Committee
 1. Help Kate plan and execute events, help promote the above clubs/groups created on Nextdoor
 2. Work on getting Food Trucks to the Clubhouse
4. Beautification Committee
 1. Clean up the crape myrtles in the median of Bluebonnet?
 2. AT reached out to Baton Rouge Green about sponsorship of the S. Bluebonnet median so BR Green will maintain the trees. Pricing TBD, awaiting feedback
5. Lakes Committee
 1. Volunteers to pick up litter around lake?

2. Remove debris?

IV. Adjourn: Meeting adjourned at 8:20pm.