Minutes

July 2023 HOA Meeting

I. Call to Order by President Alexander Tardo
II. Roll Call
    A. Kate Cook - present
    B. Lorraine Mayer - present
    C. Daniel Williams - present
    D. Alexander Tardo - present
    E. Michele Blackwell
    F. Rick Smith - present
    G. Marianne Burke - present
    H. David Bencaz
III. Approval of Last Meetings Minutes - Approved through Daily Email prior to meeting
IV. Introduction of Lorraine Mayer, HOA Administrator
V. Presentation of Reports
    A. Accounting Report - Daniel Williams reported good collection but anticipated reaching a high 90 percentile after July 1 billing. $36K is in special projects to date at the end of June. $255K anticipated at the end of the year with $205 of that reserved. Daniel will look into possible investments for cash balances.
    B. Admin Report
        1. Overview of position and expectations from Alexander, with an expected inspection of both neighborhoods by Lorraine at least once per month.
    C. Rep Report - Kate reported an increase beginning August 1 on pool maintenance. Although this is an increase over 30%, the pool has needed special attention this summer and the maintenance fee has not increased in several years. It was suggested by Rick that estimates be made in the future, but to not make a change this year. Kate reported that Signal 88 continues to make progress on the parking issues and reminded Lorraine about the portal where Signal 88 makes reports.
    D. Council Report
    1. Alexander reported that the "Little Libraries" are no longer overflowing and we do not need additional signage for such at this time. Alexander suggested that the Council and staff meet with Caroline, our attorney for questions on various enforcement issues at BBH. The meeting date was tentatively set for July 18.
    2. Marianne questioned whether "NO TRESPASSING" signs are needed for Common areas. She also discussed budget for Happy Hours.
    3. Rick discussed the age and appearance of the fence on Bluebonnet
VI. Set Next Meeting Date - August 14th, 6:30 pm
VII. Adjourn