

April 2024 HOA Meeting Agenda April 8, 2024 6:30 pm

The meeting was called to order by Rick Smith, President

Rick requested that the Council members present and the employees present make introductions as this was the first open meeting with the newly elected Council. Introductions were made of council and employees present.

Rick Smith, President, third year serving on the board.

Michele Blackwell, Vice President, second year on the board, twenty-second year living in BBH
Lorraine Mayer, Administrator, handles complaints and home improvement requests amongst other things.

Erika Kampen, Secretary-Treasurer, first year serving, living in the neighborhood seven years

Joan King, first year serving, (?)

Daniel Williams, in charge of accounting, billing, and finance, collects dues. Daniel announced a gift card drawing for those who paid dues by January 31st would occur later in the meeting.

Roll Call was taken with the following members and employees present: Rick Smith, Lorraine Mayer, Daniel Williams, Michele Blackwell, Erika Kampen, and Joan King. Kate Cook was on her way. Julie Tatum was unable to attend.

The March minutes were approved by the Council through Group.

The presentations of reports were made.

The accounting report: Daniel announced 586 homes paid by the January 31st deadline which was a record. He used a random number generator to pull the numbers but needed a few minutes to verify that the numbers selected had been paid by the deadline. Books are closed through March. The spreadsheet report was available with the 2024 budget and actuals through March. The 2024 Estimated Totals project \$231 thousand in the reserve for future projects fund for big items, such as the fence replacement. When interest rates were next to nothing this was held in cash, but since the beginning of this year this money has been held in investments through Hancock-Whitley that yield \$500 to \$600 per month. The money will be held until needed. Daniel asked for questions, but also let everyone know that he could always be reached at billing@bluebonnethighlands.org. Question from a homeowner - "What are the negative numbers" Daniel explained that those were variances occurring from month to month. Question from a homeowner - "What are the late fees?" Daniel explained that we were lax on late fees but did collect them from very late and large amounts collected.

The administrative report: Lorraine reported that the flooding meter on Springbrook was repaired and no longer occurring. Yard maintenance reminder was placed in the newsletter as grass was not growing but weeds were. Approximately 15 yard maintenance letters were

issued in the month asking them to bring their yard into compliance. The next inspection will be tomorrow.

Next week's newsletter will try to inspire homeowners as it will announce a spotlight opportunity. Homeowners will be asked to send in addresses of homes that inspire them and look especially neat and tidy for positive recognition to those showing due diligence.

A handful of home improvement requests were made in March. All but one was approved. It was not approved because it would have violated the setback rule in the Act of Restrictions.

Update on the liens was explained by Daniel. We will proceed with liens after the next deadline on dues which is July 31, 2024. A reminder will be sent at the beginning of July for those with balances owed.

Question from a homeowner - "What was the flooding on Springbrook". There were two. One was fixed by the homeowner, but the second was coming from the meter. The homeowner was not experiencing an increase in the bill, so Lorraine called the Water Company to come fix the problem.

Question from the same homeowner - "Who paid for that?" The city paid for it.

Daniel announced the winners of the \$100 gift cards: FH210 - Kim; SL089 - Lejeune; SL450 - Dupuy; SL504 - Pennington; SL773 - Prattini. Rick asked for the winners by announcing in the newsletter.

The rep report: Kate Cook reported that as we make preparations for summer that we consider pressure washing the deck area. Last Monday she inspected furniture and threw some broken away, reset the remaining and noticed that it had grime and bird droppings. Two bids have been received, one from ? for \$1500 and one from Shay's friend (who did this last year) for \$1000. Last year he charged us \$1300 for the same job. Erika suggested yes, while we can, because it will get worse and take longer later. Rick questioned if we had the playground done last year but Kate responded that it was the clubhouse. Rick questioned the last painting, Kate did not know but would look. Kate will get a quote on having the clubhouse washed.

Kate explained that after resetting the pool furniture, the furniture had been thrown in the pool. Kate went through the security footage and found the family and sent an email. The kids returned and got the furniture from the pool. On Thursday, more furniture was in the pool. The security footage was examined, as well as gate card identification. The family was contacted. She has not heard back. Kate feels that anyone throwing furniture in the pool should be held responsible. Someone asked about signage. Kate explained that there are signs, but that more could be added, especially to let everyone know that security cameras are watching. She did send the footage to the families notified through email. Lorraine asked if signage could be placed larger and in another area. Someone added that we should emphasize that cameras are watching. Kate explained that teens in the pool are an issue, as they are often driving themselves and not accompanied by an adult. Kate emphasized that this is a family pool.

Question from someone - "Is there someone we can call when this happens?" Kate said to call her and she can go through the footage. Rick asked if we could call Signal88. Kate said that they are not on call. You can call the Sheriff's Office for trespassers. Kate emphasized that you can always report any issues to her. Lorraine asked to emphasize that it is always helpful to report any issues.

Kate reported that she met with Signal88 recently as the contract is up for renewal this month.. Signal 88 is decreasing the monthly fee because of dropping the fuel surcharge. She informed them of the fishing at The Bend. The patrols will now look for this. If seen, Signal88 will ask them to leave.

Kate wanted to know if we want to invite Rowdy Gaudet to the June Council meeting. It would be an opportunity to discuss the newest upcoming bill. (Marianne reported that Rowdy's office has been highly involved in road proposals in our area). Rick wanted more details about the email circulated about an upcoming bill in our district. Kate said she did not know all the details. Kate will reach out to Rowdy through an email.

Kate is researching shade solutions for the pool to add shade since the pear tree was lost. She received some suggestions to her group board from Lorraine - magnolia trees down the sides and shade solutions that make shade with a center pole. The website had a price range. She reached out to their affiliate in Metaris. She is still checking with Pro Playgrounds, and their product goes behind the pool deck and reaches over, so it would not require a pole to impact the pool deck.

Rick Smith questioned Kate about the leak in the pool pump. Kate said this has been an ongoing issue but has now been welded. Kleinperter advised that a re-plumb would be highly costly. There is mold in the area to consider.

Question regarding Signal88 - have we seen a decrease in crime? Lorraine reported that she has only been in the position since July. She likes working with them because they send evidence - pictures of plates on cars that are street parking. She also thinks that the reports are useful. They help to create a cooperative atmosphere as homeowners call in when they receive tickets and want to know what to do. Homeowners are becoming proactive in parking solutions by calling and asking what to do when having a celebration. Signal88 has yellow flashing lights at night when they patrol on an irregular basis. Parking solutions are also up to homeowners knowing the traffic codes and coaching guests to park safely.

Rick Smith asked to go through his reports quickly. He has a box now for the Baton Rouge food bank. Louis Baldimenti will come to the next meeting for lake dredging options as lakes are 35 years old. All solutions are very expensive. He has sent a letter to Garrett Graves looking for grants. He thinks we should attempt the project in parts.

Question from a homeowner about erosion at his house. Rick said that the original design of the ponds are to be blamed. There are several solutions. Another question - 'Have we looked at key areas?' - Michele answered that the 'sock' solution would be for BBH property and that homeowners have a choice to build a bulkhead or lose the back yard.

Question - where will spoils go? Fill socks. Also put in open areas, third haul it off which is very expensive, third option is to use the fill at BBH.

Question from homeowner regarding cost - one estimate was \$700000 for partial project Rick hopes Garrett Graves announced money for run-off water.

Fencing extension by The Bend proposal - apartment complex sold, so he will table the fence idea for now.

Sound deadening proposal, estimate around \$30. Looking at them, discussing colors with Kate.

Workout area proposal (common area) indefinite table for now.

Beekeeping report: Erica Kampen is refining ideas on a couple of community hives. She will measure common areas for ideas of which field to choose. Looking at fencing and water for flowers, rain barrels being an option. Any homeowners near the hives will know about the project in advance.

Jeff's McCrory was given the floor to make a presentation. Jeff Mccrory wants to make Hillglen/Bluebonnet safer by removing the brick entrance on the oncoming traffic side when exiting at Hillglen. The board estimated \$2,000. He presented a petition with 53 signatures obtained when he and his wife walked the neighborhood. He asked the board to consider the project.

Maryann Burke stated that, as being on the Board in December, it was not approved in December. Marianne asked if there had been any accidents. She pointed out that the signatures are not verified. She said she had driven to the intersection. She wanted to know why this was being brought up again. She felt the petition did not represent the neighborhood.

Kate - Kimberly McDaniel homeowner is a traffic consultant and is trying to make the meeting..

Marianne and Erika thought other streets should be evaluated. Erika drove all streets - Springtree was an area of concern. Erika wanted to make sure everyone knew to pull up to the crosswalk.

Jay Bergins - thinks you have to look through the holes in the brick to see even when in the crosswalk.

Erika questioned the cost but Jeff said it was \$2000.

Jeff questioned the cost spent on the clubhouse.

Rick called for order.

Kathy Mccrory presented that both sides could not be done because there was a tree on the other side. Kathy thought that the board said it was a good idea and we would do the project in two years. This is what she presented to homeowners when asking for signatures. She wants to know why we have to wait if it is a good idea.

Rick responded that there were many fence issues. The council decided to not dip into any small projects but to look at it again in 2026.

Lorraine asked to be recognized and said that there were other discussions about the fences, such as materials and signage. There are other issues and the Board is trying to take a comprehensive approach. The Board looks at these issues daily, not just at meetings.. The Council have all driven the intersection.

An expert was asked to look at the situation and came to the meeting to talk about the issue. Kimberly McDaniel, P.E., PTOE, PTP is Principal/CEO of Intelligent Transportation Systems and is a resident of BBH presented:

Kimberly explained that she was licensed in Louisiana and Texas. This is the type of evaluations she makes in Louisiana and Texas, She is familiar with the reasons and methodology of the laws and has worked with the laws that govern situations such as this.

This was built before the laws changed, but the standards have not changed. Up until three years ago, Bluebonnet was a state highway. The requirements at that time were met and those are the same standards today.

A sight triangle was used that takes into account, based on distance, speed, height of driver and average perception time, that is see something, react, and then do something about it.

[A picture with a red line and blue line going to the left when leaving Hillglen was placed on the overhead.]

The triangle is 9 feet from the travel line, then a line to which you should be able to see unobstructed. The red line is pulled at 30 mph, the blue line is for 45 mph. Although the speed limit is 30, she knows drivers travel faster.

By all standards of design for a roadway, that wall is not an obstruction to a driver.

Jeff disagreed.

Kimberly explained that the problem with the road is not the speed limit but something known as speed differential. That is, the speed limit is 30, you anticipate someone to be 8 to 9 above that. The average speed is 45 on the bell curve, but some go faster. You see two cars, one at 50 and one at 30, judging the speed on oncoming traffic becomes difficult. She recommended always turning with the traffic, not against.

Someone asked if the crosswalk would help. She said not likely. She explained how the crosswalk would work with flashing signage that is a push button by a pedestrian activated.

Jeff asked Kimberly how often she turned out of the questionable street and she said quite often.

Kimberly said that the energy for this discussion needs to go to advocating for enforcement or raising the speed limit.

Rick asked Kimberly if taking down the wall would change the safety. Kimberly said no, not at this time, with current conditions.

Kimberly explained that it was safe to stop at the stop watch and then proceed into the sidewalk to get a better sight. She reiterated that the energy needed to go into asking for patrols and an increase to the speed limit.

From someone - 311 will entertain sending a flashing speed limit sign. When the speed limit sign was there, the traffic was slower. Kimberly advised us to ask for the raw data if we are able to request and get the flashing sign.

For flashing sign call 311 and have the Board reach out to Rowdy Gaudet and call the traffic enforcement division of EBR Sheriff.

Jeff asked Kimberly if the wall was removed would we see further down Bluebonnet. Her answer was no, beyond the lines is the curve and the traffic would be in the curve. It is because of the geography of the roadway.

Rick called for order

Kimberly resumed her presentation with 'what does work', Raising the speed to 40 MPH to eliminate the speed differential. Also, having EBR Sheriff patrol for speeders. Also, having the large flashing light signs with the speed limit.

Someone had questions about the crosswalk helping. Kimberly explained what the crosswalk would look like with striped lines and signage. It is a push button activated by a pedestrian wanting to cross.

Jeff requested that each Council member look at the picture.

Dialogue became inaudible and Rick called for order.

Rick proposed that we get a speed limit flashing sign with data and Kimberly will review it. This was approved by the Council.

Erika will advocate to City Parish for enforcement.

Jeff McCrory raised the issue that others had left the meeting because they had issues but didn't feel the Board would listen.

Rick responded that he felt the board and members have gone way above and beyond on the intersection issue.

Lorraine added positive comments to the board that they worked hard to maintain homeowner value.

The next meeting date is May 7, 2024. The June meeting will be either June 3 or 10, depending on when Rowdy will be available.

The meeting was adjourned.

Respectfully submitted,
Lorraine Mayer
Administrator
April 11, 2024