

**Bluebonnet Homeowner Association, Inc. (“the Association”)
Minutes of the Annual Meeting
April 13, 2017 7pm Navasota Center – Navasota, Texas**

Directors present in person or by phone:

Lisa Gaudet
Kathy McHenry

The meeting was called to order by Ms. Lisa Gaudet at approximately 7pm. Ms. Gaudet acted as Chairman of the meeting.

Kathy McHenry agreed to be responsible for the Scrutineer’s Report and collect the names and lot holdings of the members in attendance.

Ms. Gaudet outlined the format of the meeting. The first component will deal with the matters of business of the Association that are required to be dealt with annually, followed by an informal session to discuss the highlights of the Association’s activities during the past year.

Ms. Gaudet reminded those in attendance that only members of the Association in good standing, and who have registered with the Secretary on arrival, are entitled to forward a motion, act as a seconder, vote on a motion, or participate in discussions pertaining to matters advanced at the meeting.

Upon confirmation by Ms. McHenry, Ms. Gaudet advised that 10 persons are in attendance representing 1,812 votes, or approximately 71.9% of total possible votes by members of the Association. The Secretary will attach the scrutineers report and proof of notice of meeting to the minutes of the meeting. Ms. Gaudet advised the meeting is properly constituted and called to order.

Ms. McHenry motioned that the minutes from the April 16, 2016 annual meeting be adopted as is. Ms. Gaudet seconded this motion.

Mr. Joseph Nunez motioned that the minutes from April 16, 2016 annual meeting not be adopted as these were not posted on the Association’s website prior to the meeting.

Ms. Gaudet asked for a vote on the motion to not adopt the minutes and JVC voted against this motion. The motion was rejected.

Ms. Gaudet asked for a vote on the original motion to adopt the minutes and JVC voted in favour. Motion approved.

Ms. Gaudet confirmed that the minutes will be properly updated to the Association’s website shortly.

Ms. Gaudet asked for nominations for the board of directors. David Peter nominated Kathy McHenry, Lisa Gaudet, Sara Kendall and Ryan McNamara. Seconded by Ms. McHenry.

Members in attendance discussed the composition of the board and raised questions about whether 3 of the 4 nominees had ever visited the property. It was confirmed that they have not but that the developer who owns the majority of the property employees these individuals and wishes their representation on the board. Discussion turns to whether the board can have 5 members and the answer was unknown. Ms. Gaudet committed to research this question following the meeting.

Joseph Nunez nominated himself to the board of directors. Walter Moran seconded.

Members requested that voting take place by individual nomination. Ms. Gaudet agreed and asked for voting as follows:

Kathy McHenry – JVC votes yes; carried
Lisa Gaudet – JVC plus one other votes yes; carried
Sara Kendall – JVC votes yes; carried
Ryan McNamara – JVC votes yes; carried
Joseph Nunez – JVC votes no; rejected.

Ms. Gaudet proceeded to present the operational activities and financial results for the 2016 year and the budget for the 2017 year.

There was a question about the insurance from a lot owner, wondering why the HOA pays for insurance to protect people who never even visit the project. A resident (Mr. Munoz) volunteered that the insurance protects not only the Board, but also the whole Association from lawsuits if something should happen there.

David Peter provided the developer update.

Following the presentation the floor was opened to questions and discussion. Discussion during this period included:

- Kathy McHenry and David Peter met with a road contractor earlier in the day who will be retained to perform certain roadway repairs and restoration under the 2017 HOA budget to make the roads accessible and passable for both owners and emergency vehicles. There was discussion about the need for additional road work, but the budget dictates some limitations.
- There was continued discussion about an oil drilling operation that is adjacent to the Bluebonnet community which routinely uses the roads for access, which is contributing to road erosion. Mr. Peter and Mrs. McHenry will attempt to contact the owners of the land and operators of the oil drilling to end this practice, and to explore options to have them repair the roads that have been damaged by over-weight vehicles coming in and out.
- JVC Development is continuing to acquire lots with a principal focus around the former golf course, in hopes of re-platting the small lots into larger lots, more suitable to the market. There remain about 25 lots from individual owners needed to proceed on an initial re-plat process and have contracted for, or otherwise closed on, 55 lots.
- The developer is continuing to discuss the property with prospective developers and marketing groups to advance development and homebuilding, but the project remains on the fringes of the market that will support it. It was suggested by a lot owner that we look

into a project by Chuck Norris (and another group, as well) to tap an underground aquifer nearby for mineral water that has brought attention to the area.

- There was some discussion about the high speed rail project that is proposed to run through the community, which is apparently facing some challenges at the State level on eminent domain rights.
- As of 2016, and for years going forward, the Grimes County MUD #1 will no longer be assessing the additional tax on lots under its boundaries, and it will formally go out of existence after a period of dormancy. JVC Development provided funding to aid in the payment of consultants, legal and contractors that exceeded the resources of the MUD.

Ms. McHenry motioned the meeting be adjourned. Seconded by Ms. Gaudet. Motion carried.

Approved by _____

Secretary of the Association