

**Bluebonnet Homeowner Association, Inc. (“the Association”)
Minutes for the Annual Meeting
April 12th, 2018 Navasota Center – Navasota, Texas**

Directors Present in Person:

Joachim Stroink

Kathy McHenry

The meeting was called to order at 7:00 p.m. by Mr. Stroink.

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

There were 15 people in attendance for the meeting representing 1,827 total votes, or approximately 72.5% of the total possible votes by members of the Association.

Ms. McHenry made a motion to adopt the minutes from the April 2017 meeting. Mr. David Peter seconded the motion. JVC Development, represented by Mr. Peter, voted in favor and the motion was approved.

Mr. Stroink asked for nominations for the board of directors. Mr. Peter nominated Lynnette McCormack, Lisa Gaudet, Joachim Stroink, and Marc Power. Seconded by Ms. McHenry. JVC voted in favor of all four nominees, so all were approved.

Mr. Stroink ensured all in attendance that Ms. McHenry will be included in all meetings and will have input going forward even though she won’t be a director.

Mr. Stroink then started a presentation he had prepared which included the following topics:

- Mr. Stroink asked Ms. McHenry to check with Mr. Lopez (landscaper) to see if he can check the drainage pipe and clear it. This may help with the flooding on the road.
- Mr. Stroink lead a discussion about moving dumpster to the end of Blue Bonnet Drive to possibly stop illegal dumping. Ms. McHenry will contact the contractor of the dump to insure it is being moved.
- Mr. Peter discussed foreclosures this year due to delinquent HOA fees, indicated that 498 foreclosures where served.
- Mr. Stroink went through the Association’s Financial Statements. He noted that approximately \$18,000 in fees had been received to date.

Mr. Peter gave a Developer's Report which included the follow points:

- JVC Development is still trying to acquire lots so it can move forward with re-plating of the subdivision.
- CenterPoint Energy made a major improvement to the roads on Blackfoot.
- Lead a discussion on lite rail.

Following Mr. Peter's Report the floor was opened up to questions which resulted in the following questions/discussion:

- Ms. Joanne Poncio asked how they go about building a new home in the subdivision. They would like to purchase additional lots to add to their one lot. Mr. Peter and Ms. Poncio agreed to discuss this after the meeting.
- A question was asked regarding Mr. Lopez 's costs. Mr. Stroink said he would get a break down.
- Ms. Rachael Crivelli gave the name of the Office of Emergency Management stating that there may be funds available for road repair due to washout from flooding. The HOA should contact David Lilly at 979-204-4592.
- Mr. George Bishop, representing his mother Ms. Nadine Bishop, asked about accounts receivable and where the money goes, as well as who does the accounting. Mr. Peter explained that JVC Development handles collection of accounts receivable and the accounting for the HOA.

Mr. Stroink motioned the meeting be adjourned. Seconded by Ms. Mc Henry. Motion carried.

Approved by _____

Secretary of the Association

Bluebonnet HOA

Date 4/12/2018

Terry & Janice Collins	2 lots
DAVID A SCOTT	1 Lot
MARION & DOT JOHANNSEN	1 Lot
Rachael Civelli	3 lots
Walter Moran	1 Lot
Patrice Weauser-Krumm	1 Lot
Jennifer & Trenton Pevalaux	1 lot
Helen Hutchison & Joanne Ponce	1 lot
Kathy Mettenry	9 lots
DAVID PETER	1,806 lots (2000)
Nadine Bishop (George Bishop)	1 Lot

15 present