

**Bluebonnet Homeowner Association, Inc. (“the Association”)
Minutes for the Annual Meeting
April 12th, 2019 Navasota Center – Navasota, Texas**

Directors Present in Person:

Christopher Roy
(Kathy McHenry)

The meeting was called to order at 7:00 p.m. by Christopher Roy.

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

There were 17 people in attendance for the meeting representing 1,912 total votes, or approximately 75.8% of the total possible votes by members of the Association.

Kathy McHenry made a motion to adopt the minutes from the April 2018 meeting. Christopher Roy seconded the motion. JVC Development, represented by Christopher Roy, voted in favor and the motion was approved.

Christopher Roy asked for nominations for the Board of Directors. Kathy McHenry nominated Lisa Gaudet, Marc Power, David Shahinian, and Christopher Roy to stand as Directors until the next Annual Meeting. It was seconded by Christopher Roy, JVC voted in favor of all four nominees, so all were approved.

Christopher Roy then started a presentation which included the following topics:

- Operational Update
- Foreclosure Update
- Financial Update

Following Christopher Roy’s Report the floor was opened up to questions, which resulted in the following questions/discussion:

- Homeowner asked how to figure out if he is part of the foreclosure. He said that he stopped paying the dues because the HOA isn’t managed properly and doesn’t provide any service to the subdivision.

- Vivian Featherston claims she has asked many times for the HOA website to be updated regularly. She also said her emails are never returned and wanted to know who received the emails from the HOA website.
- Eric Gleinser said the roadways by his lot are extremely dangerous. He said an ambulance recently got stuck while responding to a resident's home.
- Homeowners are concerned by the general lack of maintenance throughout the subdivision and how absentee JVC is.
- Christopher Roy asked homeowners for roadway and landscaping contractor recommendations. Approximately three homeowners came forward and said they will email names.
- Homeowner asked JVC's plan, which Christopher Roy replied: to continue acquiring lots and redesign the project when development makes sense.

Several members indicated they did not understand the financial statements and requested a "dollar by dollar" explanation. Christopher Roy indicated that the financial statements were prepared consistent with historical practice and that the HOA was of the view they were correct. Members requested this concern be explicitly noted in the minutes.

Kathy McHenry motioned the meeting be adjourned, which was seconded by Christopher Roy and the Motion carried.

Approved by _____
Secretary of the Association

