

**Bluebonnet Homeowner Association, Inc. ("the Association")
Minutes of the Annual Meeting
April 16, 2014 7pm Navasota Center – Navasota, Texas**

Directors present:

Scott Veinot
Kathy McHenry

The meeting was called to order by Mr. Veinot at 7pm. Mr. Veinot acted as Chairman of the meeting.

Mr. Veinot 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.

Mr. Veinot 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.

Mr. Veinot advised 11 persons are in attendance representing 1,726 votes, or approximately 68.5% 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. Mr. Veinot advised the meeting is properly constituted and called to order.

Ms. McHenry motioned that the minutes from the April 18, 2013 annual meeting be adopted as is. Seconded by Mr. Morley. Approved.

Mr. Veinot asked for nominations for the board of directors. Mr. Morley nominated Scott Veinot, Adam McLean, Kathy McHenry and Neil Morley. Seconded by Ms. McHenry. Motion carried.

Mr. Veinot introduced Mr. Gary Johnson, the Property Manager, who proceeded to present the operational activities during 2013. Mr. Johnson outlined the duties of the HOA, including such items as maintenance of roads, street signs, and other items as they come up. Mr. Johnson provided his contact information and stressed that he is available at all times.

Highlights of the presentation by Mr. Johnson include:

- Road maintenance
- Landscaping
- Replacing missing road signs
- Periodic clean-up of dumping area

Mr. Veinot presented the 2013 financial statements and 2014 budget. Highlights include:

- 2013 ended with a slight deficit of \$167 for the year
- 2014 budgeted operating costs are only slightly changed as maintenance is expected to remain similar in 2014 to 2013. Operating assessments remain the same in 2014 as 2013.

Following the presentation the floor was opened to questions and discussion occurred on the following topics:

- Mr. Morley discussed the Bluebonnet Country re-development:
 - Mr. Morley noted the golf course was not sustainable due to a competitive selection of other courses in the area impairing the ability to increase the number of rounds – there is no expectation that a golf course will reopen at Bluebonnet
 - As of today, the best use appears to be larger sized lots (anywhere from 2 to 10 acre) for use as ranch or hobby farm style. This will require consolidation of existing parcels, possible movement of the location of certain roads and common area improvements to make the site marketable. It was clarified this is only at the concept stage – better concepts maybe uncovered in the future and no firm plans exist as of present
 - It was announced that Adam McLean with JVC Developments, LLC will be leading up the initiative and tentatively plans on hosting a session in May. Mr. Veinot collected names and telephone numbers of owners who wanted to talk about selling or participating with their lots in a re-development in advance of the meeting.
- Question on if the adjacent lot owner who is responsible for tanker trucks crossing the property on the public road can be held responsible for restoring the roadway – it is being damaged by these trucks. Mr. Morley committed to asking the Association’s attorney on what can be done – the dedication of the road by a previous developer to the public without Grimes County accepting maintenance responsibility makes it a unique matter requiring further research.
- Question on whether JVC Development LLP was controlling the community using development rights in the declaration. Mr. Morley responded that it was using voting control based on the lots owned to control the association and approve changes to the declaration.

Mr. Veinot motioned the meeting be adjourned. Seconded by Mr. Morley. Motion carried.

Approved by _____

Secretary of the Association

Bluebonnet Homeowner Association, Inc. ("the Association")
Scrutineer's Report
April 16, 2014 7pm Navasota Centre – Navasota

The following Members are in good standing and registered with the Secretary at the Annual Meeting:

| Member | | Votes |
|--------------------------------------|-------------------|--------------|
| JVC Developments LLC (Neil Morley) | | 1,704 |
| JVC Developments LLC (Scott Veinot) | | 1 |
| Kathy McHenry | | 2 |
| Danny and Bobbie Shelby | | 2 |
| Phyllis W O'Day | | 1 |
| Mr and Mrs Michael Chevalir | | 1 |
| Richard and Mary Hill | | 3 |
| Greg and Betty Walkoviak | | 8 |
| Jerry and Janice Collins | | 2 |
| Eric and Cindy Gleinser | | 1 |
| Valerie Russell | | 1 |
| Total | 11 Persons | 1,726 |
| Total possible votes | | 2,520 |
| % of votes present at meeting | | 68.5% |

Approved by

 Secretary of the Association