

**Bluebonnet Homeowner Association, Inc. ("the Association")**  
**Minutes of the Annual Meeting**  
**April 18, 2013 7pm Navasota Center – Navasota**

Directors present:

Doug van den Brink

Scott Veinot

Kathy McHenry

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

Mr. Van den Brink 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. Van den Brink reminded those in attendance that only members of the Association in good standing, and who have registered with the Treasurer 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. Van den Brink advised 7 persons are in attendance representing 1,508 votes, or approximately 60% of total possible votes by members of the Association. The Treasurer will attach the scrutineers report and proof of notice of meeting to the minutes of the meeting. Mr. Van den Brink advised the meeting is properly constituted and called to order.

Ms. McHenry motioned that the minutes from the April 5, 2012 annual meeting be adopted as is. Seconded by Mr. Veinot. Approved.

Mr. Van den Brink asked for nominations for the board of directors. Mr. Veinot nominated Doug van den Brink, Kathy McHenry and Scott Veinot. Seconded by Ms. McHenry. Motion carried.

Mr. Van den Brink introduced Mr. Gary Johnson, the Property Manager, who proceeded to present the operational activities during 2012. Mr. Johnson outlined the duties of the HOA, including such items as maintenance of roads, street signs, general beautification, 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 undertaken in 2012.
- Landscaping undertaken in 2012.
- Fence was repairs were performed inside the entrance area in 2012.

Mr. Veinot presented the 2012 financial statements. Highlights include:

- Decreasing accounts receivable due to continued accounts receivable clean-up via board write-offs.
- 2012 deficit lower than anticipated due to fee collection higher than anticipated
- Budgeting to breakeven in 2013; at Developer's request

- Operating costs are budgeted for only slight changes as no major road projects expected in 2013 and only maintenance will be performed.

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

- The Developer's plans for lot purchases at the upcoming County tax sale
- Future plans for Bluebonnet Country
- Mr. Johnston was asked is some old culverts in the area could be removed and he responded that he would look into this for the board
- One member enquired about the abandoned portable buildings in the area. The Developer responded that if these were on its land they would be removed. Mr. Johnston responded that he would take a look at the location of these buildings
- There was some discussion around the golf course closure and Mr. Van den Brink indicated a shift was occurring in the market from golf course communities to open parkland/walkway style communities.

Mr. van den Brink motioned the meeting be adjourned. Seconded by Mr. Veinot. Motion carried.

Approved by

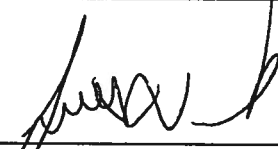
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Scott Veinot  
Secretary of the Association

**Bluebonnet Homeowner Association, Inc. ("the Association")**  
**Scrutineer's Report**  
**April 18, 2013 7pm Navasota Centre – Navasota**

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

<b>Member</b>		<b>Votes</b>
Archie Scott		1
JVC Developments LLC (Robert MacPherson)		1,495
Richard and Mary Hill		3
Greg and Betty Walkoviak		4
Ralph Collier		2
Mark Kuta		1
Kathy McHenry		2
<b>Total</b>	<b>7 Persons</b>	<b>1,508</b>
<b>Total possible votes</b>		<b>2,520</b>
<b>% of votes present at meeting</b>		<b>60%</b>

Approved by

  
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Scott Veinot  
Secretary of the Association